

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Mrs Danlu Tong
11 Welland Avenue
Didcot
OX11 7QN

Application No: 181271
Application type: Householder

Applicant: Mrs Danlu Tong

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Single storey rear extension with balcony above, part garage conversion, part 2 storey and first floor front extension.

At: 4 Wetherby Close Emmer Green Reading RG4 8UD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 30 November 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 4 Wetherby Close Emmer Green Reading RG4 8UD

Application No: 181271

Application type: Householder

REASONS FOR REFUSAL

1. The proposed two storey front extension, by reason of its excessive width and depth, and impact of the extension sited on the front of the house is considered overdevelopment of the site, does not reflect the scale, proportions and design of the original property and is not considered to be subservient to the existing dwelling. The proposed development would therefore be harmful to the host property and therefore the streetscene and is therefore contrary to Core Strategy Policy CS7 (Design and the Public Realm), Policy DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.
2. The proposed development by virtue of its first floor rear balcony would cause unacceptable overlooking of the gardens of adjacent properties at 3 and 5 Wetherby Close, adversely affecting their privacy and enjoyment/amenity. As such the proposal is contrary to Policy DM4: Safeguarding Amenity of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.
3. The proposals may affect roosting bats and the application has not been supplied with a bat survey report to determine the presence or not of bats at the property. Therefore insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration) and therefore the application is contrary to Policy C36 (Biodiversity and Geology) of the Reading Borough LDF: Core Strategy (2008, as amended 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed



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extended timescale and therefore the decision to refuse planning permission has been taken.

2. You are advised that there are inaccuracies on plans on the plans submitted - The proposed plans omit the location of TPO trees in the garden. Parking spaces should also be illustrated on the plans. It is advised that in any future separate submission fully accurate plans will be required and a bat survey.

3. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:

<https://www.gov.uk/wildlife-licences>

4. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre- application service here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.