

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 181360
Application type: HPA

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Mr Raj Desaur

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Rear extensions measuring 5.98m & 5.73m (extra 3m) in depth, with a maximum height of 3.05m & 3.15m, and 2.95m & 2.47m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

At: 84 Basingstoke Road Reading RG2 0EL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 11 September 2018



SDV

Head of Planning, Development
& Regulatory Services

Application At: 84 Basingstoke Road Reading RG2 0EL

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REASONS FOR REFUSAL

1. The proposed extension by reason of its excessive depth on the boundary with 82 Basingstoke Road would result in a visually dominant and overbearing effect on this neighbouring property, harmful to the amenity of occupiers and contrary to Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012 (altered 2015) and A Design Guide to House Extensions SPG (2003).

INFORMATIVES

1. This decision relates to the following plans received by the Local Planning Authority on 2nd August 2018:

Drawing No: BR:001 - Site Location & Block Plan

Drawing No: BR:002 - Floor Plans as Existing

Drawing No: BR:003 - Floor Plans as Proposed

Drawing No: BR:004 - Elevations as Existing

Drawing No: BR:005 - Elevations as Proposed

2. The local planning authority has worked positively and proactively with the applicant to determine the application within the prescribed target timescale.

Date: 11 September 2018



SDV

Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks 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 www.planningportal.gov.uk/pcs.