

**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: Mr Muhtasham Qureshi
14 Verbena Close
Winnersh
RG41 5ST

Application No: 181264
Application type: Householder

Applicant: Krisco Services Ltd

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

Proposal: Proposed two storey side extension

At: 2 Callington Road Reading RG2 7QJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 September 2018



SDV
Head of Planning, Development
& Regulatory Services

Application At: 2 Callington Road Reading RG2 7QJ

Application No: 181264

Application type: Householder

REASONS FOR REFUSAL

1. The proposed development, due to its depth, height, and close proximity along the boundary with No.403 Basingstoke Road would result in a visually dominant and overbearing impact, to the detriment of the occupiers of this property. As such the proposal is contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough LDF Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

2. The number and position of the proposed first floor windows on the rear south facing elevation in close proximity to the boundary with No.403 Basingstoke Road would result in an unacceptable perception of overlooking to the rear garden of No.403 Basingstoke Road, to the detriment of the occupiers. As such the proposal is contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough LDF Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

INFORMATIVES

1. The following plans were submitted as part of the application:

Drawing No: Existing Ground and First Floor Plans PL/A417/01

Drawing No: Existing Elevations PL/A417/02

Received 19th July 2018

Drawing No: Proposed Ground and First Floor Plans PL/A417/03 Rev A Drawing No: Proposed Elevations PL/A417/04 Rev A

Drawing No: Existing and Proposed Site Plan PL/A417/06

Received 28th August 2018

The local planning authority has been positive and proactive in its dealings on this application by communicating its concerns with the application and suggesting that the application be withdrawn or revised plans submitted to overcome the concerns raised. This suggestion has not been accepted by the applicant. This planning application was submitted without first having sought pre-application advice, which can often avoid the need to refuse planning permission. The Council's pre-application advice service is here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_1_Revised_Nov_2015.pdf

Date: 13 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 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 www.planningportal.gov.uk/pcs.

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.