

**TOWN AND COUNTRY PLANNING ACT 1990**

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

To: Mr Michal Pazderski  
18 Foxhays Road  
Reading  
Berkshire  
RG2 8NP

Application No: 180999  
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 Michal Pazderski

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 extension measuring 4.2m in depth, with a maximum height of 3m, and 2.4m 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:** 18 Foxhays Road Reading RG2 8NP

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 17 July 2018



Head of Planning, Development  
& Regulatory Services

**Application At:** 18 Foxhays Road Reading RG2 8NP

**Application No:** 180999

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### **REASONS FOR REFUSAL**

1. The application site is adjoined to its neighbouring property at 20 Foxhays Road. The 4.2m depth is considered excessive and it would have a visually dominant and overbearing effect on this neighbour. The sloped garden makes the impact greater. The 4.2m depth would be unneighbourly and would be detrimental to the living environment of the residents of 20 Foxhays Road. This would be contrary to Policy DM4: Safeguarding Amenity of the Sites and Detailed Policies Document (2012).

### **INFORMATIVES**

Consideration was given to the following information received by the Local Planning Authority on 7th June 2018:

Existing Block Plan

Proposed Block Plan

And Proposed Rear Elevation Plan received 10th July 2018.

Date: 17 July 2018



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](http://www.planningportal.gov.uk/pcs).