

**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: Creative Design and Structure Ltd
Newtown House
Newtown Road
Henley-On-Thames
RG9 1HG

Application No: 180516
Application type: Householder

Applicant: Miss Kennedy

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

Proposal: Garage conversion with raised roof to form 2 storey granny annex with link extension and single story rear extension to existing house

At: 1 Pegs Green Close Reading RG30 2NH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 17 May 2018



SDV
Head of Planning, Development
& Regulatory Services

Application At: 1 Pegs Green Close Reading RG30 2NH

Application No: 180516

Application type: Householder

REASONS FOR REFUSAL

1. The proposal is considered an overdevelopment of the site and visually dominant. The proposal does not reflect the scale and proportions of the original property and the properties within the Close and is not considered to be in character with, or subservient to, the existing house. The cumulative impact of the two storey building and the rear extensions would not complement the character of the existing property and is uncharacteristic within the street scene. The proposed development 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 proximity to the boundary with 354 Tilehurst Road, lack of subservience and excessive depth and height is considered to cause a detrimental impact to the living environment of the neighbouring property at 354 Tilehurst Road in terms of visual dominance and overbearing effects. 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.

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the local planning authority:

Drawing No: 35417-03 - Proposed Ground Floor Plan

Drawing No: 35417-04 - Proposed First Floor Plan

Drawing No: 35417-06 - Block And Location Plans

Received on 21st March 2018

Drawing No: 35417-05 - Proposed Elevations

Received on 26th March 2018

Date: 17 May 2018



SDV

Head of Planning, Development
& Regulatory Services

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



SDV

Head of Planning, Development
& Regulatory Services

Date: 17 May 2018

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.