

**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: Colony Architects 99 London Street Green Park Reading RG1 4QA	Application No: 181015 Application type: Full Planning Approval
--	--

Applicant: Colony Architects

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

Proposal: New dormer window in roof on rear elevation (retrospective)

At: 2 London Court East Street Reading RG1 4QL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 September 2018


Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 2- London Court East Street Reading RG1 4QL

Application No: 181015

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The dormer roof extension, owing to its location, bulk and massing, is detrimental to the character and appearance of the host building (1-4 London Court), wider Market Place / London Street Conservation Area and harmful to the setting of nearby listed buildings, contrary to Policies CS7 and CS33 of the Reading Borough Council Local Development Framework Core Strategy 2008 (Altered 2015) and policy RC5 of the Reading Borough Council Local Development Framework Reading Central Area Action Plan 2009.

INFORMATIVES

1. The decision relates to the following drawings:

Drawing No.:

- 336-02-00 - Site Location Plan
- 336-02-01 - Block and Roof Plan As Existing
- 336-02-02 - Block and Roof Plan As Proposed
- 336-303-00 - Second Floor Plans
- 336-303-01 - Elevations
- 336-303-02 - Sections

As received: 11/06/2018

2. The decision to refuse permission follows the positive and proactive consideration of the application, including outlining the issues of concern with the applicant prior to a decision being issued.

3. In light of this refused application, the dormer applied for is unauthorised at the site. As such, the applicant is advised that this matter will now be further investigated by the Council's Planning Enforcement Team.

Date: 7 September 2018



Head of Planning, Development
& Regulatory Services *J.P.M.*

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.co.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.