

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Domus Design Associates Ltd
The Gatehouse
Sonning Lane
Sonning
Reading
RG4 6ST

Application No: 180584
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 & Mrs C Hutchins

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 8 metres in depth, with a maximum height of 4 metres, and 2.5 metres in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development)(England) Order 2015

At: 5 Ilkley Road Caversham Reading RG4 7BD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 25 May 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 5 Ilkley Road Caversham Reading RG4 7BD

Application No: 180584

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REASONS FOR REFUSAL

1. The proposed development does not comply with the requirements to be considered Permitted Development as set out in Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015. The development would not meet the criteria of Paragraph A.1 (j) (iii) - 'the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse'.

INFORMATIVES

1. Consideration was given to the following information received by the Local Planning Authority, as received 17th April 2018:
Drawing Title: Block Plan 1:500



Date: 25 May 2018

Head of Planning, Development & Regulatory Services *RE*

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.