

**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: Space Office Limited
104 Westfield Road
Caversham
Reading
RG4 8HJ

Application No: 172094
Application type: Householder

Applicant: Mr Stephen Young

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

Proposal: Single storey rear extension and landscaping works.

At: 27 Fairfax Close Caversham Reading RG4 6DA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

SFB

Date: 28 March 2018



Head of Planning, Development
& Regulatory Services

Application At: 27 Fairfax Close Caversham Reading RG4 6DA

Application No: 172094

Application type: Householder

REASONS FOR REFUSAL

1. The proposal by reason of its excessive width and depth, and cumulative impact of the extension sited to the rear of the house and detached garage is considered overdevelopment of the site, does not reflect the scale, proportions and design of the original property and is not considered to be subservient to the existing dwelling. In addition the proposed outbuilding indicated on plan P1710-03 Rev A 'Proposed plan and elevations' for which there are no elevations or dimensions provided, adds further unacceptable bulk to the built form to rear of the site. 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 depth, height, forward projection of, and proximity along the boundary with 29 Fairfax Close is considered to cause a detrimental impact to the living environment of this neighbouring property. It creates a visually dominant and overbearing presence which reduces access to daylight and sunlight for the amenity area to the rear of this neighbouring property. 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.

3. The proposal has failed to demonstrate that the proposed alterations to the existing land levels to create an extended patio at the ground level of the proposed garden room do not result in an unneighbourly impact and cause overlooking of the gardens of adjacent properties at 25 and 29 Fairfax Close. 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

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1. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

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

P1710-01 Location & Block plan received on 23rd November 2017

For information this plan was not amended in accordance with the revised plan below and therefore it should be noted it is not accurate

P1710-03 Proposed plan and elevations Rev A received on 29th January 2018

Reason: For the avoidance of doubt and in the interests of proper planning.

3. 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.

4. An Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice would be required for all existing trees that are not shown as being removed.

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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.