

**TOWN AND COUNTRY PLANNING ACT 1990**

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

To: SK-Tec Ltd  
36 Clivedale Road  
Woodley  
Reading  
RG5 3RD

Application No: 172061  
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 1995 and as amended 2016**

**Applicant:** Mr & Mrs T Chapman

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 3.95m in depth, with a maximum height of 2.9m, 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:** 143 Westwood Road Tilehurst Reading RG31 6LH

For the attached reasons

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

Date: 20 December 2017



SDV

Head of Planning, Development  
& Regulatory Services

**Application At:** 143 Westwood Road Tilehurst Reading RG31 6LH

**Application No:** 172061

**Application No:** HPA

### **REASONS FOR REFUSAL**

1. As Class A.1 (j) (iii), Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 states:

Development is not permitted if the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would -

(i) Exceed 4 metres in height,

(ii) Have more than one storey, or

(iii) Have a width greater than half the width of the original dwellinghouse

Prior Approval cannot be granted in this instance and is refused because the extension has a width greater than half the width of the original dwellinghouse and thus does not meet the Permitted Development criteria as stated Under Class A.1 (j) (iii), Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

### **INFORMATIVES**

1. The refusal relates only to the following plan, as received by the local planning authority on 17th November 2017:

Drawing No: 17/684-01 - Site & Location Plans

2. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 20 December 2017



SDV

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).