

**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: Claire Lewis
26 Green Road
Reading
RG6 7BS

Application No: 171130
Application type: Householder

Applicant: Claire Lewis

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

Proposal: Side and rear dormers, roof lights and alteration to fenestration (retrospective)

At: 26 Green Road Reading RG6 7BS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 23 August 2017



Head of Planning, Development
& Regulatory Services

Application At: 26 Green Road Reading RG6 7BS

Application No: 171130

Application type: Householder

REASONS FOR REFUSAL

1. The dormer extensions have a detrimental impact on the character of the host property, and those in the surrounding area, due to their size and design. The dormers are excessive in size, particularly the rear dormer, and are not sufficiently set into the roof slope or down from the ridgeline of the original roof. The dormers are not in proportion or scale with the rest of the property in terms of their overall size and window shape. The dormer windows do not respect the pattern of existing windows by being positioned to line through vertically with the window openings below. The glazing to the rear dormer is excessive. The materials used in the exterior finishing of the dormers do not match those of the original property. As such, the development is contrary to Policy DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (2012) and the Supplementary Planning Guidance - A Design Guide to House Extensions (2003).

2. The rear dormer causes a significant detrimental impact to the living environment of the adjacent properties, particularly 17 and 18 Regis Park Road, through loss of privacy caused by overlooking. Due to the site topography, the rear dormer is visually dominant and draws the eye. As such, the development is contrary to DM4: Safeguarding Amenity of the Sites and Detailed Policies Document (2012).

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the local planning authority on 6th July 2017:

Planning Statement

Site Location

Block Plan

Drawing No: 003 - Proposed Site Plan and Photographs

Drawing No: 004 - Existing Floor Plans

Drawing No: 007 - Proposed Floor Plans

Date: 23 August 2017



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Drawing No: 008 - Proposed Second Floor Plan and Section
Drawing No: 005 - Existing Elevations
Drawing No: 006 - Existing Elevation
Drawing No: 009 - Proposed Elevations
Drawing No: 010 - Proposed Elevation
Drawing No: 011 - Photographs

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.

Date: 23 August 2017



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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.