

**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: Architectural Services
55 Penwood Heights
Highclere
Newbury
RG20 9EZ

Application No: 181397
Application type: Householder

Applicant: Mrs Fozia Pervaize

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

Proposal: Part one, part two storey side and rear extension

At: 270 Wensley Road Reading RG1 6DP

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 1 November 2018



Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The overall scale of the extension is considered to be overly dominant with respect to the existing property. The shallow roof pitch of the rearward extension would create an awkward and contrived roofscape, which would have a jarring effect when viewed alongside the existing property, detracting from the property's original character and incongruous within the immediate area. The proposal is therefore considered to be of poor design and is contrary to Policy CS7 of the Core Strategy, Policy DM9 of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

2. The extension by virtue of its depth, height and proximity to the shared boundary causes a significant detrimental impact to the residential amenity of the neighbouring dwelling at 268 Wensley Road in terms of visual dominance and overbearing effects. Encroaching on a line taken at 45 degrees from the midpoint of the nearest habitable window of the adjoining dwelling at 268 Wensley Road, the proposal would also reduce the amount of natural light currently achieved by this neighbour. The extension is therefore contrary to Policy DM4 of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

3. Insufficient evidence has been provided to determine the likely impacts of the proposal on protected species. The proposal is therefore contrary to Policy CS36 of the Core Strategy.

INFORMATIVES

1. The refusal relates to the following plans and drawings as received by the local planning authority on 09/08/18:

Drawing No: WR 009 - Proposed Site Plan

Drawing No: WR 01 - Existing and Proposed Ground Floor Plans

Drawing No: WR 02 - Existing and Proposed First Floor Plans

Drawing No: WR 07 - Existing and Proposed Roof Plans

Drawing No: WR 03 - Existing and Proposed Front Elevations

Drawing No: WR 04 - Existing and Proposed Rear Elevations

Drawing No: WR 06 - Existing and Proposed Side Elevations

Date: 1 November 2018



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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.