

**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: John Woods
Heath Copse
Wolverton Road
Baughurst
Tadley
RG26 5JH

Application No: 171401
Application type: Householder

Applicant: Paul Winter

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

Proposal: Two storey & single storey side extension

At: 12 Elmstone Drive Tilehurst Reading RG31 5NU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 16 October 2017



Head of Planning, Development
& Regulatory Services

AA

Application At: 12 Elmstone Drive Tilehurst Reading RG31 5NU

Application No: 171401

Application type: Householder

REASONS FOR REFUSAL

1. By virtue of the prominent position of the house above street level the proposed side extension will present a large blank façade when viewed from the public area. The side elevation uses no design detail or device, such as a first floor window, to soften this bland impression. Therefore the proposed extension would detract from the character and appearance of the house and the local area contrary to Policy CS7 of the Local Development Framework Core Strategy 2008 (amended 2015) and Policy DM9 of the Sites and Detailed Policies Document 2012 (amended 2015) and A Design Guide to House Extensions SPG.

2. There is a change in ground levels on the site and by virtue of a lack of any set back from the front elevation of the main house the front of the proposed side extension will present an unattractive extent of blank façade between the top of the garage door and the bottom of the first floor window sill when viewed from the public area. The design uses no device to soften this impression. Therefore the proposed extension would detract from the appearance of the house and the local area contrary to Policy CS7 of the Local Development Framework Core Strategy 2008 (amended 2015), Policy DM9 of the Sites and Detailed Policies Document 2012 (amended 2015) and A Design Guide to House Extensions SPG.

INFORMATIVES

1. 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 timescale and therefore the decision to refuse planning permission has been taken.

The applicant might wish to make use of the Council's Pre-Application Advice service before submitting alternative proposals.

2. The plans used for considering this planning application are:
07 17 7606 Rev A - Existing Survey 07 17 7606A Rev B - Proposed two storey & single storey side extension

Date: 16 October 2017



AA

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 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.