

**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: Job Worth Doing
5 Twickenham Road
Fifers Lane Industrial Estate
Norwich
NR6 6NG

Application No: 171241
Application type: Householder

Applicant: Mr & Mrs Abadias Granado

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

Proposal: Proposed porch at the front of the property with white upvc windows & door with a flat edpm roof.

At: 81 Mount Pleasant, Reading, RG1 2TF

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 November 2017



SDV
Head of Planning, Development
& Regulatory Services

Application At: 81 Mount Pleasant Reading RG1 2TF

Application No: 171241

Application type: Householder

REASONS FOR REFUSAL

1. The overall scale of the proposed extension with respect to its height and width would be out of keeping with the original house, and would be an alien feature to the front of the house of unsympathetic materials and overall design. The proposal would have no regard to the proportions and position of existing windows and doors, and would not respect the existing front building line. It would therefore have a detrimental effect on the character and appearance of the dwelling and the neighbouring properties, contrary to adopted Core Strategy (2008, altered 2015) CS7: Design, Adopted Sites and Detailed Policies Document (2012, altered 2015) Policy DM9: House Extensions and Ancillary Accommodation, and the Council's Supplementary Design Guide - A Design Guide to House Extensions (2003).

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 or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

2. Plans considered:

Received 25th July 2017

- Location Plan
- Block Plan
- Existing photo
- Existing Plan
- Existing West Elevation
- Existing South Elevation
- Existing North Elevation
- Proposed Plan
- Proposed West Elevation
- Proposed South Elevation
- Proposed North Elevation

Date: 7 November 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.