

**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: Mr Robert Lobb
4 Tor Road
Hartley
Plymouth
PL3 5TD

Application No: 171124
Application type: Full Planning Approval

Applicant: Mr John Jude

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

Proposal: Proposed one bedroom house

At: 4 Dovecote Road Reading RG2 8UJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 15 September 2017



Head of Planning, Development
& Regulatory Services

Application At: 4 Dovecote Road Reading RG2 8UJ

Application No: 171124

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REASONS FOR REFUSAL

1. The plot size of the application site is incapable of accommodating the 1-bedroom dwelling as proposed without resulting in a cramped and overdeveloped appearance that would be detrimental to the character of the area contrary to Council's LDF Core Strategy Policy CS7 (Design and the Public Realm) and SDPD policy DM11 (Development of Private Residential Garden Land) and the National Planning Policy Framework.
2. The proposal would result in the loss of outdoor private rear garden amenity space to 4 Dovecote Road and due to the plot size the resultant outdoor private garden amenity space for the proposed dwelling would be uncharacteristically small in comparison with the prevailing garden sizes in the locality. This is contrary to the Council's LDF SDPD Policy DM10 (Private and Communal Outdoor Space) and DM11 (Development of Private Residential Garden Land) and the National Planning Policy Framework.
3. Due to the limited space around the proposed dwelling, the proximity of the proposed dwelling to no. 5 Dovecote Road's outdoor private rear garden amenity space would have an overbearing and overshadowing appearance, as well as overlooking the private gardens to 6 and 7 Dovecote Road. This would be contrary to the Council's LDF SDPD Policy DM4 (Safeguarding Amenity) and the National Planning Policy Framework.
4. In the absence of a completed legal agreement to secure appropriate and necessary financial contributions towards Affordable Housing provision, the proposal fails to accord with the Council's LDF SDPD Policy DM6 (Affordable Housing) and 'Affordable Housing' SPD (2013).

INFORMATIVES

1. The following plans were considered
 - Unnumbered Block Plan
 - Drawing No.3 Location, Proposed Floor and Elevation Plans
2. The local planning authority has worked positively and proactively with the applicant to see if concerns could be resolved. However, that has not been possible and therefore the decision to refuse planning permission has been taken.

Date: 15 September 2017



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.