

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: MC Designs
Rowan House
New Lane Hill
Tilehurst, Reading
RG30 4JJ

Application No: 171189
Application type: HPA

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 1995 (PRIOR APPROVAL)**

Applicant: Mrs A Khan

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 2.8m, and 2.8m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

At: 29 Stockton Road Reading RG2 8AP

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 15 August 2017



SDV

Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The proposed extension does not comply with the basic requirements to be considered Permitted Development as set out in Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.
The proposal fails to comply with Class A.1 (ja) because:
 - i) The maximum height of the total enlarged part is 6m. This is contrary to A.1 (j) (i).
 - ii) The total enlargement would have two storeys. This is contrary to A.1 (j) (ii).
 - iii) The total enlargement would have a maximum width of 7.3m. The width of the original dwellinghouse is 5.9m. The width of the total enlargement is therefore greater than half the width of the original dwellinghouse, which is contrary to A.1 (j) (iii).

Consideration was given to the following information received by the Local Planning Authority on 17th July 2017:

Site Location

Block Plan Drawing No: MC/2001/01 - Proposed Floor Plans and Elevations



SDV

Head of Planning, Development
& Regulatory Services

Date: 15 August 2017

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks 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.