

**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: M D Howlett Associates Ltd
76 Kidmore Road
Caversham
Reading
RG4 7NA

Application No: 171112
Application type: Householder

Applicant: Mr & Mrs Veronica & Clive Leeke

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

Proposal: Single storey front garage

At: 22 Marchwood Avenue Emmer Green Reading RG4 8UN

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 September 2017



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 22 Marchwood Avenue Emmer Green Reading RG4 8UN

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REASONS FOR REFUSAL

1. The proposed front garage, by reason of its scale, siting, massing and design, would result in an incongruous form of development, unsympathetic to the character of the area which is of open frontages free of buildings. The development would therefore appear visually intrusive in views along the road which would result in significant harm to the character of the area, contrary to Policy DM9 of the Sites and Detailed Policies Document, Oct 2012 (amended 2015), Policy CS7 of the Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015), the Council's Design Guide to House Extensions Supplementary Planning Document and the National Planning Policy Framework 2012.

INFORMATIVES

1. This decision relates to the following drawings received 6 July 2017:

Existing floor plan & Elevation: 1159/1 (dated May 2016)

1:500 Block Plan: 1159/3/a (dated July 2016, revised July 2017)

1:100 Site as Proposed: 1159/10 (dated June 2017) [includes elevations]

2. The Council provides a pre-application advice service, which can provide guidance and advice on the likelihood of development proposals being granted planning permission, before the submission of a formal application. This can provide applicants with the opportunity to make amendments before the submission of an application, and prevent the submission of applications for proposals that are unacceptable. More information on the service is available on the Council's website: http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

3. The LPA has been positive and proactive in dealing with this application by relaying concerns with the application and giving the applicant the opportunity to withdraw the application, which was declined, hence the issuing of a refusal of planning permission in this instance.



Date: 4 September 2017

Head of Planning, Development
& Regulatory Services *J.B.M.*

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.co.uk

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.