



Reading
Borough Council
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**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: Niblett Architecture Ltd
13 The Pines
Mardy
Abergavenny
NP7 9HQ

Application No: 170648
Application type: Full Planning Approval

Applicant: Milman Road Health Centre

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

Proposal: Side extension on the first and second floors over the car park in a render finish with Decra tiled roof.

At: 50 Milman Road Reading RG2 0AR

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 July 2017

SDV

Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The proposal would result in a dominant built form which would relate poorly to, and unbalance the symmetry of, the existing building. Furthermore the proposal, by reason of its size, proportions, detailing, proposed materials and position abutting 40 Milman Road and adjoining terrace, would appear as an incongruous and jarring feature, visually at odds with these neighbouring properties and wider street scene. For these reasons the proposal would represent poor design which fails to maintain and enhance the character and appearance of the street scene and area within which it is located. As such the proposal is contrary to policies CS7 and CS31 of the Core Strategy.

2. The proposed extension to the Health Centre would result in the vehicle parking provision for the site falling further below the requirements in the Councils Adopted Parking Standards and Design Supplementary Planning Document. This is likely to result in additional on-street parking, traffic movements and vehicle manoeuvring which would be detrimental to road safety, the flow of traffic, and the amenity of neighbours. As such the proposal would conflict with Policies CS20, CS24 and CS31 of the Core Strategy and Policies DM4 and DM12 the Sites and Detailed Policies Document.

INFORMATIVES

1. This decision relates to the following plans and drawings, received on 24th April 2017:

Drawing No: 16/125 03 - Proposed Ground and First Floor Plans

Drawing No: 16/125 04 - Proposed Second Floor Plans and Roof/Block Plan

Drawing No: 16/125 05 - Proposed Elevations and Sections Drawing No: 16/125 06 - Proposed Sections

2. The local planning authority has worked positively and proactively with the applicant but it has not been possible to overcome the concerns raised within the prescribed target timescale and therefore the decision to refuse planning permission has been taken.

Date: 4 July 2017



SDV

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.