

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Katu Studios
69 Wheatlands
Heston Farm
Hounslow
TW5 0SG

Application No: 171249
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: Mr Stuart Hunter

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 6m in depth, with a maximum height of 4m and 4m 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 (as amended)

At: 260 Henley Road Caversham Reading RG4 6LS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 1 September 2017



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

Application At: 260 Henley Road Caversham Reading RG4 6LS

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REASONS FOR REFUSAL

1. As Class A.1(j.iii), Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the 2015 Order”) as amended states that development is not permitted by Class A if:

the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— have a width greater than half the width of the original dwellinghouse;

Prior Approval cannot be granted in this instance and is refused because the extension will extend past the side elevation of the original single storey rear projection, which has been removed to facilitate this proposal and was original to the property, and will have a width that is greater than half the width of the original property. The proposed extension therefore does not meet the Permitted Development criteria as stated under Class A.1 (j.iii), Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the 2015 Order”) as amended.

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the local planning authority on 25th July 2017:

Drawing No: 400_P-010 - OS Site Map, Existing Block Plan

Drawing No: 400_P-011 - Existing Floor Plans and Elevations

Drawing No: 400_P-012 - OS Site Map, Proposed Block Plan

Drawing No: 400_P-013 - Proposed Floor Plans and Elevations

2. It is noted that drawing No: 400_P-010 - OS Site Map, Existing Block Plan shows a rear addition to the dwellinghouse. However, this is not shown on Drawing No: 400_P-011 - Existing Floor Plans and Elevations. The applicant has explained that the single storey rear projection has been demolished. It is confirmed that the single storey rear projection was in place at the time of a separate application at the site earlier in 2017 (Ref 170234, as shown on drawing No: 400_P-002 rev.B - Existing Floor Plans and Elevations), as witnessed during an officer site visit on 06/03/2017.



Date: 1 September 2017

Head of Planning, Development
& Regulatory Services *JFM*

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.co.uk