

**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 Stephen Biddle
1 Wilwyne Close
Caversham
Reading
RG4 5EP

Application No: 240286
Application type: Householder

Applicant: Mr & Mrs Stephen Naylor

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

Proposal: Proposed single storey side extension to create extended garage and workshop.

At: 12 St Benets Way Emmer Green Reading RG4 8SZ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 9 May 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 12 St Benets Way Emmer Green Reading RG4 8SZ

Application No: 240286

Application type: Householder

REASONS FOR REFUSAL

1. The development will have an adverse effect on an area of broadleaved woodland which is a priority habitat. The application site also forms part of a Green Link and the proposals will fragment this link and the wider green network. The proposals will therefore not maintain, protect, consolidate, extend or enhance the green network or protect the priority woodland habitat and is therefore contrary to national policies paragraphs 185 and 186 of the NPPF and local policies EN12 and EN14 of the Reading Borough Local Plan.
2. The proposal encroaches into and results in the loss of an area of woodland and open space which does not currently form part of a domestic curtilage of the existing dwelling, with consequent harm to the open undeveloped vegetated character and visual amenity of the land. The proposal is therefore contrary to Policies EN8, EN14 and CC7 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The refusal relates only to the following plans and information as received by the local planning authority:

Application form dated 4th March 24

BS:5837 Arboricultural Report (Duckworths Arboriculture Ltd)-dated November 23

Tree Protection Plan (Duckworths Arboriculture Ltd)

Tree Constraints Plan (Duckworths Arboriculture Ltd)

Drawing no: NAYLOR-0823-01-Existing Ground Floor Plan

Drawing no: NAYLOR-0823-02-Existing Elevations

Drawing no: NAYLOR-0823-03-Proposed Ground Floor Plan

Drawing no: NAYLOR-0823-04-Proposed Elevations

Drawing no: NAYLOR-0823-05-Proposed Section A-A

Drawing no: NAYLOR-0823-06-Location Plan

Drawing no: NAYLOR-0823-07-Block Plan

Received by the Local Planning Authority on 5th March 2024

Land Registry Title Deeds & Plan

Received by the Local Planning Authority on 19th March 2024.

Date: 9 May 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Date: 9 May 2024



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Assistant Director of Planning, Transport and
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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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.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.