

**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: Greg Farrell Building and Design
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Application No: 231579
Application type: Householder

Applicant: R. Scales and M. Staines

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

Proposal: Loft conversion with side and rear dormers and first floor side and Rear extension.

At: 49 Gratwicke Road, Tilehurst, Reading, RG30 4TU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 2 April 2024



EH

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 49 Gratwicke Road, Tilehurst, Reading, RG30 4T
Application No: 231579
Application type: Householder

REASONS FOR REFUSAL

1. The proposed development, due to its incongruent and contrived form, massing and appearance, fails to respect the character and appearance of the host property and would appear overly dominant within the street scene. The proposal is therefore contrary to Policies H9 (House Extensions and Ancillary Accommodation) CC7 (Design and the Public Realm) of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions SPD 2021.
2. The applicant has failed to submit sufficient information for the Council to determine whether or not bats (a protected species) would be adversely affected by the proposed development, contrary to Policy EN12 (Biodiversity and The Green Network) of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The plans considered in this planning application are as follows:

Drawing No. 01 Existing Plans & Elevations
Drawing No. 02 A Proposed Plans & Elevation
As received on the 7th of November 2023

2. The Local Planning Authority has worked with the applicant in a positive and proactive manner by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to amend the plans or withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice.
3. Prior to the submission of any future application at the site, the applicant is advised to enter into further pre-application discussions with the Local Planning Authority.

Date: 2 April 2024



EH

Assistant Director of Planning, Transport and
Public Protection 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.

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.