

TOWN AND COUNTRY PLANNING ACT 1990

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

To: M D Howlett Associates Ltd
11 Prospect Street
Caversham
Reading
RG4 8JB

Application No: 240727
Application type: HPA Householder Prior

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: M D Howlett Associates Ltd

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 6.0m in depth, with a maximum height of 3.0m, and 2.7m 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.

At: 74 Donnington Road Reading RG1 5ND

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26th July 2024



AA

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 74 Donnington Road Reading RG1 5ND

Application No: 240727

Application type: HPA Householder

REASONS FOR REFUSAL

1. The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development would not meet the criteria of Paragraph A.1 (j) (iii) - '(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— (iii) 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 would extend past a wall forming the side elevation of the original dwellinghouse and would have a width greater than half the width of the original property.

2. The proposed single storey rear extension in combination with the existing single storey rear extension by reason of depth, height and siting very close to the boundary with no. 76 Donnington Road would result in a visually dominant and overbearing development, and would have a cumulative impact on the access to daylight and sunlight to no. 76. The proposal would, therefore, be harmful to the residential amenity of the occupier of no. 76 Donnington Road contrary to Policies CC8 (safeguarding Amenity) and H9 (House Extension and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Design Guide to House Extension Supplementary Planning Document (2021).

INFORMATIVES

1. Consideration was given to the following information received by the Local Planning Authority:

Drawing No. 1355-3 - Location Plan/Block Plan
Drawing No. 1355-1 - Existing Floor Plans and Elevations
Received 5th June 2024.

Drawing No. 1355-2b - Proposed Floor Plans and Elevations (amended)
Received 23rd July 2024.

2. The Local Planning Authority has worked positively and proactively with the agent to advise the agent of the shortcomings of the proposal and provide an opportunity for the application to be withdrawn prior to a decision being made. However, the agent did not wish to withdraw the application and therefore the decision to refuse the application has been taken.

Date: 26th July 2024



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Assistant Director of Planning, Transport and
Public Protection Services



Reading
Borough Council

Working better with you

Date: 26th July 2024

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Assistant Director of Planning, Transport and
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