

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (as amended by section 10 of the Planning and Compensation Act 1991)

THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39

To: Colony Architects Ltd.
The Wine Store (Unit 7)
Brewery Court
Theale
RG7 5AJ

Application No: PL/24/0705
Application type: Lawful development:
Proposed use

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE**

Applicant: Mr Robert Arnold

The Reading Borough Council hereby notify you that your application received on 2024-05-30 for a certificate of lawful use or development (within the meaning of section 192 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of the land specified in the Second Schedule is **REFUSED** for the reasons below:

REASONS FOR REFUSAL

1. The single storey ground floor extension would extend beyond a wall which forms the principal elevation of the original dwellinghouse, contrary to Class A.1 (e) (i) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
2. The single storey ground floor extension fails to demonstrate that it would comply with Class A.3 (a) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), as no information relating to the proposed window or roof materials have been specified.
3. The dormer roof extensions on the eastern and western roofslopes would result in the cubic content of the resulting roof space exceeding the cubic content of the original roof space by more than 50 cubic metres, contrary to Class B.1 (d) (ii) of Schedule 2 Part 1

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of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

4. The proposed metal material for the dormer roof extensions on the eastern and western roofslopes would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse, contrary to Class B.2 (a) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
5. The dormer roof extensions on the eastern and western roofslopes fails to demonstrate that they would comply with Class B.2 (a) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), as no information relating to the proposed window or roof materials have been specified.
6. The porch extension on the north elevation would include a ground area (measured externally) that exceeds 3 square metres, contrary to Class D.1 (b) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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First Schedule: Single storey ground floor extension on east elevation, dormer roof extensions on eastern and western roof slopes and porch extension on north elevation.

Second Schedule: Warren Creek

The Warren
Caversham
Reading
RG4 7TQ



Please read the notes attached.

INFORMATIVES

1. The application has been assessed against the following plans and information submitted with the application:

01-01 Rev 1 – Site Location Plan
02-01 Rev 1 – Site Plan Existing
02-02 Rev 1 – Site Plan Demolition
02-03 Rev 1 – Site Plan Proposed
03-01 Rev 2 – Existing Ground Floor
03-02 Rev 1 – Existing Roof Plan

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03-03 Rev 3 – Proposed Ground Floor Plan
03-04 Rev 2 – Proposed First Floor Plan
03-05 Rev 2 – Proposed Roof Plan
05-01 Rev 1 – Existing Elevation Sheet 1 of 2
05-02 Rev 1 – Existing Elevation Sheet 2 of 2
05-03 Rev 2 – Proposed Elevation Sheet 1 of 2
05-04 Rev 2 – Proposed Elevation Sheet 2 of 2
05-05 Rev 2 – Long Site Elevation
As all received on 30/05/2024

Application form, as received 30/05/2024

The Warren / Caversham / RG4 7TQ Design Statement b Colony Ref 1011-DAS-01 Rev A, dated May 2024, as received 30/05/2024

Flood Risk Assessment and SuDS Report for Warren Creek, The Warren, Caversham, RG4 7TQ by Nimbus Engineering Consultants Ltd Ref C3007-R2-REV-A dated June 2024, as received 10/07/2024

Email from Colony Architects Ltd Ref 'Re: 1011 Warren Creek - PP-13110377 (240705)', dated and received 25/07/2024

2. Whilst the applicant's submission (the application form) references Class C (Any other alteration to the roof of a dwellinghouse), no proposed works appear to be required under this class. In correspondence, the agent advised on 25/07/24: "This was a catch-all precaution, as we are making alterations to the roof, But if this is not appropriate, then we are happy to ignore/omit from the application". Accordingly, Class C has not been considered in the assessment of this application.
3. It is also recognised that the plans submitted also appear to indicate a variety of other works too, such as:
 - The provision of some form of balcony or raised platform with railings appears to be proposed on the south elevation
 - The provision of some form of balcony or raised platform with railings appears to be proposed on the north elevation
 - The removal of a chimney on the western roofslope
 - The provision of a variety of hardstanding around the site

These apparent works have not been considered as part of this application, given the application form specifies works are within Classes A, B, C and D of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

4. Based on an officer site visit on 23/11/2023 as part of separate application at the site, it would appear that the existing plans submitted are not fully accurate. It would appear that

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there is one fewer window in practice on both the north and east elevations, in comparison with those shown on the existing elevation and floor plans submitted.

5. The Local Planning Authority has worked positively and proactively with the applicant to clearly identify the areas whereby these proposals did not comply with the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The applicant was given an opportunity to withdraw the application prior to a decision being issued, but chose not to and therefore the decision to refuse the application has been taken.

Notes

If you are aggrieved by the decision of the Council, you may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990.

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

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

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