

**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: Royal Berkshire Developments
The Keen Partnership
7 Wychcotes
Caversham
Reading
RG4 7DA

Application No: 240765
Application type: Full Planning Approval

Applicant: Royal Berkshire Developments

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

Proposal: Roof enlargement to facilitate the insertion of 3 rear dormers, single storey rear extensions to the existing HMO and the erection of an outbuilding.

At: 78 Basingstoke Road, Reading RG2 0E

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 October 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 78 Basingstoke Road, Reading RG2 0E

Application No: 240765

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The overall proposed development by virtue of its excessive scale, bulk and mass taken together with its unsympathetic design form and appearance, fails to harmonise with the existing design, character and appearance of the existing dwelling and the wider surrounding area. In addition, the roof enlargements to facilitate the insertion of 3 rear dormers will appear add odds with the existing prevailing pattern of development along this section of Basingstoke Road. As such, resulting in incongruous additions to the existing terrace resulting in a disjointed appearance which is deemed harmful to the character and design of the existing dwelling and the wider surrounding area. As such the proposal is Contrary to Chapter 12 of the NPPF (Dec 2023) and Policy CC7 of the Reading Borough Local Plan (2019).
2. The proposed single storey rear/side infill extension by virtue of its scale and siting would result in adverse harm to residential amenities of the occupants of Number 80 Basingstoke Road due to overbearing and enclosing effects, contrary to Policy CC8 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. The application has been assessed based on the following submitted information:

9310-100 - Site Location Plan- (13/06/2024)
9310-101 - Existing & Proposed Site Plan - (11/06/2024)
9310-109- Proposed Floor Plans- (11/06/2024)
9310-112-Proposed Elevations - (31/05/2024)
Planning Statement (dated June 2024)

Received 13/06/2024.

Heritage Statement (dated August 2024)

Received 29/08/2024.

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or

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agreed extended timescale and therefore the decision to refuse planning permission has been taken.

3. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here: <https://www.reading.gov.uk/planning-and-building-control/planning-applications/before-making-a-planning-application/pre-application-planning-advice/>

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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.