

**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 Gyan Ghuman  
Larkrise  
Druidstone Road  
Old. St. Mellons  
Cardiff  
CF3 6XD

Application No: 221506  
Application type: Full Planning Approval

**Applicant:** Mr Gyan Ghuman

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

**Proposal:** Proposed erection of a new block of 12 number flats, following demolition of existing property.

**At:** 1015 Oxford Road Tilehurst Reading RG31 6TL

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 12 April 2023



Assistant Director of Planning, Transport and  
Public Protection Services

**Application At:** 1015 Oxford Road Tilehurst Reading RG31 6TL

**Application No:** 221506

**Application type:** Full Planning Approval

**REASONS FOR REFUSAL**

1. The proposed development, due to its excessive scale, site coverage and layout would result in a cramped overdevelopment of the site which fails to accommodate built form, parking areas and landscaping in a manner which enhances the character and appearance of the area. The proposal is therefore contrary to Policy CC7 of the Reading Borough Local Plan 2019.
2. The proposed development, due to its incongruous and contrived appearance combined with overall scale, bulk and massing would appear overly dominant within the street scene failing to sit comfortably within the surrounding context. The proposal is therefore contrary to Policy CC7 of the Reading Borough Local Plan 2019.
3. The proposed development, due to its scale and siting in relation to No.1013, 1013a and 1017 Oxford Road would result in an overbearing effect, harmful to the amenity of neighbouring occupiers. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan 2019.
4. The proposed development, due to its internal layout, single aspect design, the siting of windows and for ground floor flats 1 and 4 in particular the adjacent car parking layout, would result in future occupiers having a poor quality of amenity through poor outlook and daylighting. This would lead to a poor standard of accommodation being provided. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan 2019.
5. The proposed development would provide insufficient dwellings of 3 bedrooms or more and as such would fail to adequately contribute towards meeting identified housing needs in the Borough, contrary to Policy H2 of the Reading Borough Local Plan 2019.

Date: 12 April 2023



Assistant Director of Planning, Transport and  
Public Protection Services

6. The proposed vehicular parking layout would provide insufficient parking to serve the new dwellings and the layout would not comply with the Parking Standards and Design SPD in respect of vehicle parking. This could result in on-street parking that would adversely affect road safety and the flow of traffic. The proposal is therefore contrary to Policies TR3 and TR5 of the Reading Borough Local Plan 2019.
7. The proposed development fails to demonstrate that there would be no harm to existing trees on site and high amenity trees on land to the front of the site and fails to demonstrate acceptable provision of tree planting and soft landscaping with consequent harm to visual amenity, air quality, biodiversity and environmental quality of the area. The proposal is therefore contrary to Policies CC7, EN15 and EN14 of the Reading Borough Council Local Plan 2019 and the Reading Borough Council Tree Strategy 2021.
8. The proposed development, in the absence of an acceptable Sustainable Drainage Strategy, has failed to demonstrate its acceptability in terms of sustainable drainage and attenuating localised flooding. The proposal is therefore contrary to Policy EN18 of the Reading Borough Local Plan 2019.
9. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough. The proposal is therefore contrary to Policies H3 and CC9 of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document (2021).
10. In the absence of a completed legal agreement to secure an acceptable Employment and Skills Plan (construction phase only; employment and skills plan, or financial contribution), the proposal fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm, contrary to Policy CC9 of the Reading Borough Local Plan 2019 and the Employment Skills and Training SPD (2013) and Planning Obligations under Section 106 (2015).

Date: 12 April 2023



Assistant Director of Planning, Transport and  
Public Protection Services

11. In the absence of a completed legal agreement to secure an appropriate financial contribution towards carbon off-setting in the Reading Borough, the proposal would not acceptably adapt to climate change, achieve zero carbon homes standards and not provide appropriately towards energy infrastructure, contrary to Policies CC3, CC9 and H5 of the Reading Borough Local Plan 2019 and the Sustainable Design and Construction SPD (2019) and Planning Obligations under S106 SPD (2015).

### INFORMATIVES

1. This decision relates to the following plans:

Drawing No: Proposed Ground Floor Plan 103 C  
Drawing No: Proposed First Floor Plan 104 C  
Drawing No: Proposed Second Floor Plan 105 C  
Drawing No: Ground, First, Second Floor Plan 106 C  
Received 18<sup>th</sup> March 2023  
Drawing No: Existing Building Floor Areas 119  
Vehicle Parking and Servicing Details  
Received 11<sup>th</sup> January 2023  
Drawing No: Location Plan 100  
Drawing No: Vehicle Splay 101  
Drawing No: Existing Site Plan 102 C  
Drawing No: Proposed Roof Plan 106 C  
Drawing No: Proposed and Existing South Elevation Streetscene 107 C  
Drawing No: Roof Plan and Section 109 C  
Drawing No: East and West Elevation 110 C  
Drawing No: Vehicle Tracking 111  
Drawing No: Sections Across Site 112  
Drawing No: Utilities Services 132  
Received 17<sup>th</sup> October 2022

2. The local planning authority has worked with the applicant in a positive and proactive by advising of the concerns with proposal and providing for the opportunity for the application to be withdrawn. The applicant chose not to withdraw the application, hence the issuing this refusal notice

Date: 12 April 2023



Assistant Director of Planning, Transport and  
Public Protection Services

3. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 9, 10 and 11 could be overcome with the completion of a satisfactory s106 legal agreement.
4. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.
5. 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: 12 April 2023



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/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](mailto: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.