

**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: Paul Butt Planning Ltd
8 Hyde Copse
Marcham
OX13 6PT

Application No: 220385
Application type: Full Planning Approval

Applicant: Mr Hardeep Hans

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

Proposal: Demolition of existing buildings and erection of 22 apartments.

At: Trinity Hall South Street Reading RG1 4QU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 23 June 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Trinity Hall South Street Reading RG1 4QU

Application No: 220385

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposal, due to its excessive scale, plot coverage, density, cramped overdeveloped character, visual prominence and proximity to Grade II Listed Buildings would result in harm to the setting of those Listed Buildings and would fail to maintain and enhance the character and appearance of the area. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), EN1 (Protection and Enhancement of the Historic Environment), EN6 (New Development in a Historic Context) and H2 (Density and Mix) of the Reading Borough Local Plan (2019).
2. The proposal, due to its inappropriate architectural detailing and visually incongruous appearance would not be of high design quality and would not respond positively to its local context or create or reinforce local character and distinctiveness. As such the proposal would fail to maintain and enhance the character and appearance of the area and would fail to protect and enhance the historic environment. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), EN1 (Protection and Enhancement of the Historic Environment) and EN6 (New Development in a Historic Context) of the Reading Borough Local Plan (2019).
3. The proposal, due to the overprovision of one-bedroom units, would fail to provide an appropriate mix of dwelling sizes with consequent harm to meeting identified housing needs in Reading Borough. The proposal is therefore contrary to Policy CR6 (Living in Central Reading) of the Reading Borough Local Plan (2019).
4. The proposal would fail to make adequate provision for tree planting and soft landscaping within the site including the retention of existing trees with consequent harm to visual amenity, air quality, biodiversity and environmental quality of the area, contrary to Policies CC7 (Design and the Public Realm), EN15 (Air Quality) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Council (2019) and the Tree Strategy (2021).
5. The proposed ground floor units, due to their layout, arrangement of windows and proximity to communal routes would result in harm to the amenity of future occupiers in terms of outlook, privacy and disturbance, The proposal is therefore contrary to Policies CC7 (Design and the Public Realm) and CC8 (Safeguarding Amenity) of the Reading Borough Local Plan 2019.
6. The proposal would provide insufficient amenity space and open space to serve the development as a result of the excessive footprint of the building and dominance of hardstanding with consequent harm to the amenity of future occupiers. This would be worsened by the lack of access to green open space locally. The proposal is therefore contrary

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to Policies CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity), H10 (Private and Communal Outdoor Space), EN9 (Provision of Open Space) and EN10 (Access to Open Space) of the Reading Borough Local Plan (2019).

7. The proposed development, due to its excessive overall scale, height and proximity to No.49 South Street would result in harm to the amenity of this neighbouring property due its overbearing effects, contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019).
8. The proposed development, in the absence of an acceptable landscaping-led Sustainable Drainage Strategy, has failed to provide for sustainable drainage, with consequent harm in respect of attenuating localised flooding, achieving ecological benefits, securing linkages to the existing Green Network and integration with tree planting and landscaping. Therefore, the proposal is contrary to Policy EN18 (Flooding and Sustainable Drainage Systems) of the Reading Borough Local Plan (2019) and the Sustainable Design and Construction SPD (2019).
9. In the absence of a completed legal agreement to secure the provision of an acceptable amount, mix and tenure of Affordable Housing, the proposal fails to make an appropriate contribution to the housing needs of Reading Borough, contrary to Policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Council's Adopted Affordable Housing Supplementary Planning Document (2021) and Planning Obligations under Section 106 (2015).
10. In the absence of a completed legal agreement to secure an appropriate financial contribution towards carbon off-setting in 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 (Adaptation to Climate Change), CC9 (Securing Infrastructure) and H5 (Standards for New Housing) of the Reading Borough Local Plan (2019) and the Sustainable Design and Construction SPD (2019) and Planning Obligations under S106 SPD (2015).
11. 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 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Employment Skills and Training SPD (2013) and Planning Obligations under Section 106 (2015).

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INFORMATIVES

1. This decision relates to the following plans:

Drawings/documents received June 2023:

Drawing No: Proposed Ground Floor Plan/Site (Block) Plan PL05 Rev A

Drawing No: Proposed First and Second Floor Plan PL06 Rev A

Drawing No: Proposed Third and Fourth Floor Plans PL07 Rev A

Drawing No: Proposed Roof Plan PL08 Rev A

Drawing No: Block Plan Proposed Scheme PL09 Rev A

Drawing No: Proposed South Street and Sidmouth Street Elevations PL10 Rev A

Drawing No: Proposed Livery Close and North Elevations PL11 Rev A

Drawing No: Proposed Section Through the Ramp PL12 Rev A

Proposed CGI - South Street x 2

Drawings/documents received July 2022:

Drawing No: Existing Ground and First, Second Floor Plans PL16

Drawing No: Existing Site Plan PL17

Drawing No: Site Survey K3321-T

Design and Access Statement / Heritage Statement dated May 2022

Ecological Appraisal dated May 2022

Energy Statement issue 03 dated May 2022

Planning Statement dated May 2022

Drawings/documents received March 2022:

Drawing No: Location Plan

Drawing No: Existing Plans PL03

Drawing No: Existing Elevations PL04

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, this has not been possible and therefore the decision to refuse planning permission has been taken.
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 or unilateral undertaking for a scheme that was in all other respects acceptable.
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.

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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.