



The Planning Inspectorate

Appeal Decision

Site visit made on 21 August 2018

by Richard S Jones BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 October 2018

Appeal Ref: APP/E0345/W/18/3199152

The former Woodley Arms Public House, Waldeck Street, Reading RG1 2RF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Lainston Woodley Arms LLP against the decision of Reading Borough Council.
 - The application Ref 171893, dated 26 October 2017, was refused by notice dated 12 January 2018.
 - The development proposed is the erection of two buildings to accommodate a total of 38 student units of accommodation, including parking, amenity space and landscaping, following demolition of the existing former public house.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of two buildings to accommodate a total of 38 student units of accommodation, including parking, amenity space and landscaping, following demolition of the existing former public house at the former Woodley Arms Public House, Waldeck Street, Reading RG1 2RF, in accordance with the terms of the application, Ref 171893, dated 26 October 2017, subject to the conditions set out in the Schedule attached to this decision.

Main Issues

2. The main issues are:
 - the effect of the development on the character and appearance of the area; and
 - whether a legal agreement is necessary to provide adequate controls over the use of the development, including its highways and other travel effects.

Reasons

Character and appearance

3. The appeal site comprises a vacant two storey public house with large single storey extension and its associated car parking area. It is bounded by Charndon Close to the west, an access road serving a row of garages to the east and by a garage court to the south. The site frontage is to Waldeck Street which is primarily made up of modest, two storey Victorian terrace dwellings set out along consistent building lines close to the back of the footway.

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