

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

Application No: 230582
Application type: Full Planning Approval

Applicant: Mr Kenan Mursal

Proposal: Retrospective application for the erection of a 4 bedroom two storey detached house at land off Venetia Close, pursuant to APP/E0345/W/16/3143453 with altered boundary, access arrangements and dwelling design

At: Site Adjacent 28 Venetia Close Emmer Green Reading RG4 8UG

Reasons

1. Submitted application 230582 is substantially the same as application 211667, (dismissed at appeal APP/E0345/W/16/dismissed appeal) and there has been no significant change in the development plan or other material considerations since the recent dismissed appeal. The development is exactly the same and the supporting documentation does not change the nature of the development.
2. No additional information has been provided to overcome the previous reason for refusal for planning application 211667, dismissed at appeal APP/E0345/W/16/3143453 due to the absence of a legal agreement or accepted viability assessment. The affordable housing statement states, 'This application is not making a viability argument to negotiate the affordable housing contribution' and that the completed house 'is not liable for affordable housing contributions and no contribution will be paid for this application'. This remains contrary to Policy H3 of the Reading Local Plan 2019.

Decision: The Local Planning Authority has therefore decided to **decline to determine** this application for a Full Planning Approval as described above, in accordance with its powers under s70A Town and Country Planning Act 1990.

Date: 13 June 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*