



Reading
Borough Council
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**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: Colony Architects
The Wine Store (Unit 7)
Brewery Court
High Street
Theale
RG7 5AJ

Application No: 210657
Application type: Full Planning Approval

Applicant: Mr Sanjay Sharma

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

Proposal: Conversion and extension of a single dwelling into 5 new 2bed dwellings, including parking and landscaping

At: 130 Shinfield Road Reading RG2 7DT

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 8 April 2022

SDV

Head of Planning, Development
& Regulatory Services

Application At: 130 Shinfield Road Reading RG2 7DT

Application No: 210657

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REASONS FOR REFUSAL

1. The proposed development, due to its overall scale, mass and detailed design would be overly prominent within its context and would fail to preserve the spacious character of the site which currently contributes to the visual amenity of the street. For these reasons, the proposed development would result in an overdevelopment of the site that would appear poorly integrated within the Shinfield Road and Cressingham Road street scenes. As such the proposals would be contrary to Policies CC7, H2, H8 and H9 of the Reading Borough Local Plan 2019.
2. The proposed development, due to its overall scale, height and proximity to No.130a Shinfield Road, would result in harm to the amenity of this neighbouring due to its visually dominating and overbearing effects. As such the proposals would be contrary to Policy CC8 of the Reading Borough Local Plan 2019.
3. The proposed development, by reason of the increase in residential accommodation and lack of parking provision, would lead to unacceptable additional pressure on parking on surrounding streets due to insufficient parking on site. Furthermore, the proposed vehicular parking layout and access arrangements fail to demonstrate that it provides adequate vehicle parking arrangements and visibility. This would result in on-street parking/reversing movements on Shinfield Road and would adversely affect road safety and the flow of traffic. As such the proposals would be contrary to Policies TR3 and TR5 of the Reading Borough Local Plan 2019.
4. The proposed development fails to demonstrate that there would be no harm to retained trees of amenity value on site and fails to demonstrate acceptable provision of replacement tree planting and landscaping to compensate for the significant loss of existing trees, with consequent harm to visual amenity, biodiversity and environmental quality of the area. This would be contrary to Policies CC7 and EN14 of the Reading Borough Local Plan 2019.
5. The applicant has failed to submit sufficient information for the Council to determine whether or not bats (a protected species and therefore a material planning consideration) will be adversely affected by the proposed development. As such the proposals would be contrary to Policy EN12 (Biodiversity and The Green Network) of the Reading Borough Council Local Plan 2019.

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6. In the absence of sufficient information being submitted at application stage and in the absence of a completed legal agreement to secure a resultant acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough. As such the proposals would be contrary to Policies H3 and CC9 of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021.

INFORMATIVES

1. The decision relates to the following drawings and documents:

Drawing No: Location Plan 227-02-00 P

Drawing No: Block Plan as Existing 227-02-10 P

Drawing No: Elevations as Existing 227-04-01 P

Drawing No: Elevations as Existing 227-04-02 P

Drawing No: Ground Floor Plan as Existing 227-01-00 P

Drawing No: First Floor Plan as Existing 227-01-01 P

Drawing No: Second Floor Plan as Existing 227-01-22 P

Drawing No: Roof Plan as Existing 227-01-03 P

Drawing No: Section A-A as Existing 227-01-05 P

Drawing No: Block Plan as Proposed 227-02-20 P

Drawing No: Elevations as Proposed 227-05-10 P3

Drawing No: Elevations as Proposed 227-05-11 P3

Drawing No: Ground Floor Plan as Proposed 227-03-01 P3

Drawing No: First Floor Plan as Proposed 227-03-11 P3

Drawing No: Second Floor Plan as Proposed 227-03-12 P3

Drawing No: Roof Plan as Proposed 227-03-13 P3

Drawing No: Section A-A as Proposed 227-04-10 P3

Received 28th April 2021

Planning Statement dated February 2021

Received 28th April 2021

Arboricultural Report ref 2021073 v1 prepared by Harper tree consulting dated 4/8/21

Received 18th August 2021

2. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 6(affordable housing) could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking for a scheme that was in all other respects acceptable.

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3. 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.
4. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice within the agreed time period to determine the application by.
5. The proposal as shown on the proposed block plans does not reflect that which is shown on the proposed floor plans and elevations. The application has been determined on the basis of the proposed floor plans and elevations. Any future submission should ensure that all plans accurately reflect what is actually being proposed.
6. 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.

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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/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) 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.