

**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: Bluebird Engineering Ltd
46 London Street
Reading
RG1 4SQ

Application No: 211984
Application type: Full Planning Approval

Applicant: Mrs Beskida Fejzullah

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

Proposal: Extension and alterations to ground and first floor from 3 bedroom house to form 1 x one bedroom and 1 x two bedroom apartments.

At: 33 Drayton Road Reading RG30 2PH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 September 2022



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

Application At: 33 Drayton Road Reading RG30 2PH

Application No: 211984

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. There is a failure to demonstrate that the original dwellinghouse did not have more than four or more bedrooms or measure more than 120 square metres gross floor area. The dwelling is therefore considered to be an unsuitable size for conversion to flats. The proposal would be an over-intensive use of the property and would result in loss of a family unit of accommodation which would be harmful to the mixed and sustainable character of the surrounding area. The proposal is contrary to Policy H8 of the Reading Local Plan 2019 and the Residential Conversions Supplementary Planning Document (SPD) (2013).
2. The constrictions and limitations of the site have resulted in plans that are considered an overdevelopment of the site by virtue of the combined nature of the works to the front of the house with a cramped parking design, the loss of the hedge and vegetation in the front garden and subdivision of the garden to the rear to provide a required amenity space. The development is considered to be out of keeping with the character of the street and would have a detrimental impact on the character of the local area, contrary to Policies CC7, TR3 and EN12.
3. The proposed expansion and subdivision of 33 Drayton Road would result in the siting of a bathroom above the middle bedroom on the ground floor, resulting in potential disturbance for future residents. It does not comply with Policy CC8 of the Reading Local Plan 2019 or Checklist 9 of the Council's Residential Conversions SPD.
4. 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, contrary to policies CC9 and H3 of the Reading Borough Local Plan (2019) and the Council's Adopted Affordable Housing Supplementary Planning Document (2013).

INFORMATIVES

1. In determining this application, the Local Planning Authority took into consideration the following plans and documents:

Date: 13 September 2022



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



Draft legal agreement or unilateral undertaking of Heads of terms letter
14 April 2022

A-1100 Rev B Existing and proposed elevations

A-1050 Rev B Existing and proposed ground and first floor plans A-1055 Rev B Existing
and proposed second floor and roof plans

As received 18 May 2022

A-1000 Rev B Site location plan and Block Plan

A-1010 Rev C Existing and proposed plan

As received 01 June 2022

CIL revised

As received 06 July 2022

Email from agent 05/08/2022 12:33 stating 'I would say it closer to 120sqm than 100
sqm'.

As received 5 August 2022

Email from agent 09/08/2022 12:01 stating 'I believe it is within the tolerance of
measurement which is plus, minus 3.5 sq metre'

As received 09 August 2022

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, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken. No pre-application advice was sought on this proposal. Using the Council's advice service can result in the avoidance of refusal of planning applications.

3. Inaccurate information was provided regarding the size of the existing property.

Date: 13 September 2022

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

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.