

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015 (As Amended)**

To: Future PD
Noland House
12-13 Poland Street
London
W1F 8QB

Application No: 221479
Application type: New dwellinghouses on
detached buildings in commercial or mixed
use

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS AA, PART 20 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
As Amended**

Applicant: Kings Oak Miami LLP

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Application for prior approval of 72 proposed New dwellinghouses on Detached buildings in commercial or mixed use - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA, for the proposed additional storeys to result in a third and fourth floor.

At: Great Brighams Mead Vastern Road Reading RG1 8DJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 21st November 2022



Assistant Director of Planning, Transport and
Public Protection Services

Application At: Great Brighams Mead Vastern Road Reading RG1 8DJ

Application No: 221479

Application type: New dwellinghouses on detached buildings in commercial or mixed use

REASONS FOR REFUSAL

1. The application fails to comply with the requirements of Class AA, Part 20 of Schedule 2 of The Town And Country Planning (General Permitted Development) (England) (Amendment) Order 2015, No 596 as amended, following the introduction of an Article 4 area in Reading under Article 4 (1) of the Order on 15 November 2022, that covers the Block Plan P1048 PL401 Rev A red line area. The direction was originally made on 10 November 2021 and came into force on 15 November 2022. The proposed development therefore requires planning permission.
2. The application fails to comply with paragraph AA.2 (1) (e) (i) (aa) and (bb) of Class AA Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) due to the dominant and bulky design of the additional storeys which would produce an incongruous and boxy addition rather than being heavyweight in terms of design and scale at the bottom rising to a more lightweight scale at the top of the existing building. This will cause a consequent loss of original scale, building aesthetics and detailing, with the use of different materials to the predominantly red brick original building and introduction of balconies and overall would be out of keeping with the existing building and surrounding prevailing residential character.
3. The application fails to comply with paragraph AA.2 (1)(g) of Class AA Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) as the application has failed to demonstrate that the development would not result in a significant detrimental impact to neighbour amenity due to the increased bulk, height and massing of the proposed development with increased amounts of fenestration. The combined effects of this would be a detrimental impact on the amenity of neighbouring residential dwellings, in particular Nos. 1 -39 (odd) De Montfort Road (primarily to the detriment of the enjoyment of those properties' gardens) and 17-23 Vastern Road, through overbearing and overshadowing and a reduction in afternoon sunlight penetration.

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INFORMATIVES

1. The following plans and drawings have been assessed:

- Planning Statement, Future planning and development, September 2022

- CIL Forms
- Site Location Plan P1048-EX112
- P1048-EX001 Existing Ground Floor Plan
- P1048-EX002 Existing First Floor Plan
- P1048-EX003 Existing Second Floor Plan
- P1048-EX006 Existing South Elevation
- P1048-EX007A Existing North Elevation
- P1048-EX008 Existing West Elevation
- P1048-EX009 Existing East Elevation

Proposed plans:

- P1048-PL401A - SITE PLAN
- P1048-PL406 D ROOF PLAN
- P1048-PL404 D THIRD FLOOR
- P1048-PL405 D FOURTH FLOOR
- P1048-PL407 F NORTH ELEVATION
- P1048-PL409 E EAST ELEVATION
- P1048-PL408 E SOUTH ELEVATION
- P1048-PL410 E WEST ELEVATION
- P1048-PL406B- OP-2 ROOF PLAN (Clocktower removed)
- P1048-PL407B- OP-2 NORTH ELEVATION (Clocktower removed)
- P1048-PL409B- OP-2 EAST ELEVATION (Clocktower removed)
- P1048-PL408B- OP-2 SOUTH ELEVATION (Clocktower removed)
- P1048-PL410B- OP-2 WEST ELEVATION (Clocktower removed)
- Fee calculation summary
- 330510783 Transport Statement (by Stantec), May 2022
- 330510783 Flood Risk Assessment (by Stantec), May 2022, and appendices A 330510783_FRA_LQ Site location plan, B Topographical survey, C Development proposal plans, D THM_124288 Detailed flood risk, EA, E Stantec modelled flood event maps 330510783/4000/001 and 330510783/4000/002
- Daylight Sunlight Assessment - 2.1 (by FPD), September 2022
- 48968 Technical Note - Noise (by Stantec), 29 March 2021
- Ground Conditions Assessment (by Stantec), 48968/3501 | Rev: 01 | Date: March 2021, Appendix A Methodology for assessment of land contamination, B Ground conditions assessment site walkover, C Stantec Envirocheck report, D Ground conditions assessment Borehole logs, EF Ground conditions assessment Zetica UXO risk map, GHI Ground conditions assessment Table of estimated risk, including Figures, Site location plan and Site layout plan
- 48968/3501 | Rev: 01 | Date: March 2021 Historical Land use Information, Stantec

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- Industrial Land Use report, Stantec
- 272563949_1_1 Source map scale 1:2500 Published 1899
- 272563949_1_1 Source map scale 1:10,560 Published 1901
- 272563949_1_1 Source map scale 1:10,000 Published 1973
- 272563949_1_1 Flood map Slice A
- 272563949_1_1 Source map scale 1:10,000 Published 2020
- Structural Report MBP-8632 (by MBP) 23 March 22
- CGI Views (View 1 and 2)

As received 28 September 2022

- CGI 221014_Keslake_Low Res_view1

As received 14 October 2022

2. A full planning application would be required for additional development at the site following the introduction of the Article 4 area on 15 November 2022.

Date: 21st November 2022



RE

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 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.