

**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 Ltd
Colony Architects
The Wine Store (Unit 7)
Brewery Court, Theale
RG7 5AJ

Application No: 211614
Application type: Full Planning Approval

Applicant: Irongate Property (Reading) Ltd

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

Proposal: Demolition of existing buildings and structures, associated reuse of frame with basement level used for car parking & servicing, erection of 3 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations & associated works to rear of indigo apartments to facilitate pedestrian access.

At: 9 Upper Crown Street Reading RG1 2SS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20th June 2022



Assistant Director of Planning, Transport and
Public Protection Services
RJE

Application At: 9 Upper Crown Street Reading RG1 2SS

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REASONS FOR REFUSAL

1. The development, as a result of the re-provision of significant number of on-site vehicle parking spaces unrelated to the proposed residential use, results in a significant proportion of the site being taken up by parking spaces and hardstanding. This, together with the scale and siting of proposed buildings 2 and 3, results in a development which appears cramped in terms of the proposed buildings within it but also in relation to existing buildings surrounding the site at no.s 75-81, 85, 87 and 89 Southampton Street. The extent of hardstanding and parking spaces proposed, together with the scale and cramped layout of buildings 2 and 3 results in provision of poor-quality areas of on-site landscaping and communal open space. The layout and scale of the proposed buildings is detrimental to the usability of these spaces and provision of suitable landscaping. The re-provision of the significant number of on-site vehicle parking spaces for off-site users unconnected to the development also fails to provide a safe environment for future occupiers of the development due to the level of pedestrian and vehicle movements that would occur within the development and its buildings that would be unrelated to the to the residential occupiers of the site. The proposals are considered to be an overdevelopment of the site and to fail to create a safe or high-quality residential layout contrary to Policies CC7, EN14 and H10 of the Reading Borough Local Plan 2019.

2. The siting and the layout of proposed buildings 2 and 3 would result in direct overlooking between facing habitable rooms windows to the two buildings creating a loss of privacy and overbearing form of development for future occupiers. The presence of balconies to the facing elevations exacerbates this unacceptable relationship and inadequate separation distance between the two buildings. The siting and scale of proposed building 2 would result in an overbearing form of development for future occupiers of the proposed terrace of four dwellings (building 1) to the site frontage on Upper Crown Street and would be detrimental to the usability of their private amenity spaces. The proposed development would fail to provide future

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occupiers with an acceptable standard of residential amenity or amenity spaces contrary to Policies CC8 and H10 of the Reading Borough Local Plan 2019.

3. The siting of proposed building 3 directly on the west boundary of the site together with its scale is considered to result in an overbearing visually dominant relationship with the adjacent buildings at 85, 87, 89 Southampton Street which are either in residential use or have been granted prior approval for conversion to residential use. The siting of large windows directly on the boundary, whilst indicated on the proposed plans to be obscurely glazed, would result in a perception of overlooking to occupiers of these neighbouring buildings. The proposed development would be harmful to the residential amenity of both existing and future occupiers of no.s 85, 87 and 89 Southampton Street contrary to Policy CC8 of the Reading Borough Local Plan 2019.

4. In the absence of a completed legal agreement to secure provision of construction phase and end user phase employment skills and training plan or equivalent financial contribution, provision of a policy compliant level of on-site affordable housing and a carbon off-setting contribution, the proposals fails to adequately contribute to local labour and training needs, the housing needs of the Reading Borough and to achieve zero carbon homes standards contrary to Policies CC9, H3 and H5 of the Reading Borough Local Plan 2019, the adopted Employment Skills and Training Supplementary Planning Document 2019, Affordable Housing Supplementary Planning Document 2021, Sustainable Design and Construction Supplementary Planning Document 2019 and Planning Obligations Under Section 106 Supplementary Planning Document 2015.

INFORMATIVES

1. This decision relates to the following plans and documents:

- P001 Rev A - Site Location Plan
- P008 Rev B - Site Plan
- P009 Rev B - Basement
- P010 Rev B - Ground Floor
- P011 Rev B - First Floor
- P012 Rev B - Second Floor
- P013 Rev B - Third Floor
- P014 Rev B - Fourth Floor

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- P015 Rev B - Roof Plan
- P016 Rev A - Building 1 Floor Plans
- P017 Rev A - Building 1 Floor Plans
- P018 Rev A - Building 2 Floor Plans
- P019 Rev A - Building 2 Floor Plans
- P020 Rev A - Building 2 Floor Plans
- P021 Rev A - Building 2 Floor Plans
- P022 Rev A - Building 3 Floor Plans
- P023 Rev A - Building 3 Floor Plans
- P024 Rev A - Building 3 Floor Plans
- P025 Rev A - Building 3 Floor Plans
- P026 Rev B - Site Elevations Sheet 1
- P027 Rev C - Site Elevations Sheet 2
- P028 Rev B - Site Elevations Sheet 3
- P029 Rev B - Site Elevations Sheet 4
- P031 Rev B - Site Sections Sheet 1
- P032 Rev A - Building 1 Elevations
- P033 Rev A - Building 1 Sections
- P034 Rev A - Building 2 Elevations
- P035 Rev A - Building 2 Elevations
- P036 Rev A - Building 2 Elevations
- P037 Rev A - Building 2 Sections
- P040 Rev A - Building 3 Elevations
- P041 Rev A - Building 3 Elevations
- P042 Rev A - Building 3 Sections
- P043 Rev A - Indigo House Stairs
- P090 Rev A - Landscape Principles and External Lighting Strategy

Received on 24th March 2022

Syntegra Car Park Management Plan ref. 20-7496

WB Planning Planning Statement Addendum ref. TR/24Jan/7847

Received on 24th March 2022

Base Energy External Daylight and Sunlight ref. 8349 Rev 2

Received on 31st May 2022

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Woolf Bond Planning Planning Statement WBP Ref. 7847
Colony Affordable Housing Statement ref. 222
Syntegra Air Quality Assessment ref. 20-7496
Arbtech Preliminary Root Assessment Survey Issue 1.2
Ark Environmental Consultancy Ltd Flood Risk Assessment &
SuDS/Drainage Assessment for Planning
Syntegra Energy and Sustainability Statement ref. 20-7496
Syngenta Transport Statement ref. 20-7496 Rev B
Colony Feasibility Study ref. 222/DAS/REV1
Received on 28th September 2021

Irongate Archaeological Impact Assessment ref. AH_T-DBA_Report Received on 12th November 2021

Enviroscreen Property Assessment - ref. 222_EPO2
Received on 19th October 2021

2. The local planning authority has worked with the applicant in a positive and proactive by advising of the concerns with proposal and providing for the opportunity for the application to be withdrawn. The applicant chose not to withdraw the application, hence the issuing this refusal notice
3. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 4 could be overcome by entering into a Section 106 Legal Agreement
4. 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

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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.