

**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: Khalil Ur-Rehman
Urban Regen Architects
By email only

Application No: 191336
Application type: Full Planning Approval

Applicant: Mr Tandon

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

Proposal: Conversion of loft to 1 x two-bedroom flat and rear dormer roof extensions

At: 22-24 Cross Street Reading

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 5th July 2022



Assistant Director of Planning, Transport and
Public Protection Services
RJE

Application At: 22-24 Cross Street Reading

Application No: 191336

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The scale and appearance of the proposed rear dormer roof extensions would dominate the rear roof slopes of the building which together with their convoluted roof forms would appear visually dominant, awkward and contrived in relation to the roof form and character of the host building and to that of the scale and character of roof forms to the adjoined terrace of buildings and those found within the surrounding area. The proposals are contrary to Policies CC7 and CR2 of the Reading Borough Local Plan 2019.
2. As a result of the front roof slope of the main roof of the building the majority of the floor space to the kitchen/living/dining area of the proposed flat would be served by a ceiling height below 2m, resulting in a cramped form of accommodation where residents would be unable comfortably move about with limited usable space, resulting in an unacceptable standard of accommodation and amenity for future occupiers of the flat contrary to Policy CC8 of the Reading Local Plan 2019.
3. The noise assessment submitted in support of the application fails to take into account the presence of existing mechanical plant at the site which could have an adverse noise impact on future occupiers of the flats. Therefore, the proposed development fails to demonstrate that future occupiers of the flat would not be subject to unacceptable noise disturbance and harm to their amenity contrary to Policies EN16 and CC8 of the Reading Borough Local Plan 2019.
4. In the absence of a completed legal agreement to secure a policy compliant affordable housing contribution the proposals fail to adequately contribute to the housing needs of the Borough contrary to Policies CC9 and H3 of the Reading Borough

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Local Plan 2019, the Affordable Housing Supplementary Planning Document 2021 and Planning Obligations Under Section 106 Supplementary Planning Document 2015.

INFORMATIVES

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

- A-1010 Rev B - Existing and Proposed Fourth Floor Plan
- A-1020 Rev B - Existing and Proposed Roof Plan
- A-1040 Rev B - Proposed Section B-B
- A-1055 Rev B - Proposed Elevations
- A-1060 Rev B - Proposed Context Rear Elevation

Received by the Local Planning Authority on 4th March 2020

- Paragon Acoustic Consultants Approval 171742, Condition 6 Assessment ref. 20191008_4523_C6_001.docx Rev A

- A-1015 Rev A - Existing Ground Floor Mezzanine (Bin Store)

- Bluebird Design & Surveying Design and Access Statement

Received by the Local Planning Authority on 8th October 2019

- SHA Environmental BREEAM Domestic Refurbishment 2014 Pre-Assessment Report ref. Projects_190904_22-24 Cross Street, Reading, BREEAM Domestic Refurbishment 2014 Pre-Assessment Report_Issued_30.09.2019

Received by the Local Planning Authority on 1st October 2019

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 no. 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.

Date: 5th July 2022



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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.