

**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: GW Planning Limited
21 Norfolk Road
Sutton Coldfield
B75 6SQ

Application No: 200919
Application type: Full Planning Approval

Applicant: Silver Street Developments Ltd

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

Proposal: Erection of part 2 and part 4 storey (plus basement level) buildings to provide 71 student studio rooms (sui generis use class) with associated ancillary space, access and landscaping works. Resubmission of application 190449).

At: 40 Silver Street Reading RG1 2ST

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 14th January 2022



Head of Planning, Development
& Regulatory Services



Application At: 40 Silver Street Reading, RG1 2ST

Application No: 200919

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REASONS FOR REFUSAL

1. It has not been clearly demonstrated how this proposal for Purpose Built Student Accommodation (PBSA) meets an identified need that cannot be met on those sites identified within the Adopted Reading Borough Local Plan for student accommodation or on sequentially preferable sites. The loss of this site to student accommodation would further reduce the Council's ability to meet its housing need within its own boundaries. The proposal therefore does not comply with Policy H12 of the Reading Borough Local Plan and conflicts with the aims of the NPPF para.68.
2. In the absence of a completed legal agreement to secure:
 - i) an acceptable mitigation plan or equivalent contribution towards the provision of Employment, Skills and Training for the construction phase of the development;
 - ii) a travel plan and highway alterations including the required traffic Regulation Order (TRO) to amend the waiting restrictions within the layby on Silver Street to allow the modification of the vehicular access;
 - iii) a restriction on occupancy to students only; and
 - iv) implementation of the student accommodation management plan,the proposal fails to provide adequate controls over the use of the development, including its highways and other travel impacts, contrary to Policies CC8, CC9, TR1 and TR3. The proposal also fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm, contrary to Policy CC9 and the Employment Skills and Training SPD (2013).
3. There has been a failure to demonstrate the acceptability of the scheme in terms of sustainable drainage and attenuation of localised flooding for all rainfall events, contrary to Reading Borough Local Plan Policy EN18.

INFORMATIVES

1. 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.

Date: 14th January 2022



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2. The development hereby refused was assessed using the submitted drawings and other information:

Received 1st July 2020 (unless otherwise stated):

- Existing Location Plan - Drawing no: PL_003
- Existing Site Plan - Drawing no: 10_005
- Proposed Site Plan - Drawing no: PL_004 Rev C
- Lower Ground Floor Plan - Drawing no: PL_200 Rev C
- Ground Floor Plan - Drawing no: PL_201 Rev E, received 1st October 2020
- 1st Floor Plan - Drawing no: PL_202 Rev D
- 2nd Floor Plan - Drawing no: PL_203 Rev C, received 28th September 2020
- 3rd Floor Plan - Drawing no: PL_204 Rev D
- Roof Plan - Drawing no: PL_205 Rev D
- Elevations Sheet 1 - Drawing no: PL_206 Rev C
- Elevations Sheet 2 - Drawing no: PL_207 Rev C
- Elevations Sheet 3 - Drawing no: PL_208 Rev C
- Elevations Sheet 4 - Drawing no: PL_209 Rev B
- Section A - Drawing no: PL_212 Rev C
- Block B Section - Drawing: PL_214 Rev B
- Solar Study - Drawing no: PL_210 Rev A
- Street Elevation - Silver Street - Drawing no: PL_213 Rev B • Landscape Layout - Lower Ground Floor - Drawing no: 102 Rev E, received 5th November 2020
- Hardworks - Lower Ground Floor - Drawing no: 104
- Hardworks - Ground Floor - Drawing no: 105
- Ground Floor - Landscape Layout - Drawing no: 103 Rev H, received 5th November 2020
- Typical Revised Planter Details - Drawing no: 301 Rev A, received 5th November 2020
- Planting Plan - Ground Floor - Drawing no: 202 Rev C, received 5th November 2020
- Planting Plan - Lower Ground Floor - Drawing no: 201 Rev B, received 5th November 2020

Other Documents received 1st July 2020 (unless otherwise stated):

- Air Quality Assessment, Document ref: AQ0684, dated October 2019, prepared by Gem Air Quality Ltd
- BREEAM Pre-Assessment, Document ref: PR7877, prepared by ERS Consultants Ltd
- Combined Phase 1& Phase 2 Ground Investigation Report, document ref: 1227-003-002, dated 26/9/2019, prepared by Westlakes Environmental
- Daylight and Sunlight Study, dated September 2019, prepared by Delva Patman Redler
- Design and Access Statement, version 1.7, dated April 2020, prepared by OEA
- Draft Unilateral Undertaking (S106)

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Reading
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- Drainage Strategy, Document ref: 1227-002-005, dated 20th April 2019, prepared by Westlakes Environmental
- Letter from Homes for Students dated 5th March 2020
- Letter from Homes for Students dated 4th November 2019
- Planning and Heritage Statement, dated June 2020, prepared by GW Planning
- Purpose Built Student Accommodation Management Plan, dated March 2020, prepared by Homes for Students
- Reading Demand Study: Demand Assessment and Market Analysis, prepared by Knight Frank

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RFE

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.