

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Future Planning & Development
2 Wardrobe Place
London
EC4V 5AH

Application No: 220778
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) (AMENDMENT)
ORDER 2016**

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 maximum overall building height of 21.92m.

At: Great Brighams Mead Vastern Road Reading RG1 8DJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 August 2022



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

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

Application No: 220778

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 (1) as an additional third storey is proposed by providing a fifth floor roof level to be used as a roof terrace by the future occupants which would result in a three storey addition to the existing building. The proposed roof terrace also fails Class AA, Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (1) (a) for reasonable engineering operations necessary to construct the additional storeys and (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses as the planters and glass and metal balustrades on the roof terrace are not considered necessary development.

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, with the loss of original features, use of different materials to the predominantly red brick original building; 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) 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.

INFORMATIVES

1. The following plans and drawings have been assessed:

Date: 4 August 2022



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- Completed Community Infrastructure Levy forms
- Design and Access Statement (by PEEK)
- 330510783 Transport Statement, dated May 2022 (by Stantec)
- 30510783 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, Flood Map Slice A
- Daylight Sunlight Assessment - 1.1 (by FPD), May 2022
- 48968, ATN01 Technical Note - Noise (by Stantec), 29 March 2021
- Ground Conditions Assessment, including figures Site location plan and Site layout plan (by Stantec) , 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
- Structural letter (by MBP)
- MBP-8632 Structural Report (by MBP), 23 March 2022
- 272563949_1_1v Stantec VectorMap local
- P1048 Accommodation schedule 3rd, 4th and 5th storeys, March 22
- Site Location Plan P1048-EX112

Proposed plans:

- P1048-PL103A - Proposed Third Floor
- P1048-PL103A - Proposed Third Floor types
- P1048-PL104A - Proposed Fourth Floor
- P1048-PL104A - Proposed Fourth Floor types
- P1048-PL105A - Proposed Roof Plan
- P1048-PL112C Proposed Site Plan
- P1046-PL111-Proposed Location Plan
- P1048-PL107A Proposed North Elevation
- P1048-PL108 A Proposed South Elevation
- P1048-PL109 A Proposed East Elevation
- P1048-PL110 A Proposed West Elevation

Received by the Local Planning Authority on 26 May 2022

Date: 4 August 2022



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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.