

**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: Mr Ivan Dorosh
11 Edith Road
Maidenhead
SL6 5DY

Application No: 210521
Application type: Full Planning Approval

Applicant: Mr Ivan Dorosh

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

Proposal: Erection of a 2 bedroom bungalow (C3 use)

At: land adjacent to 16 St Barnabas Road Emmer Green Reading

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 30 July 2021



BCN

Head of Planning, Development
& Regulatory Services

Application At: land adjacent to 16 St Barnabas Road Emmer Green Reading

Application No: 210521

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REASONS FOR REFUSAL

1. Due to the size of the dwelling relative to the plot, the proposal would fail to respect the spaciousness of plots found elsewhere in the road. As a result, insufficient gapping is provided between the proposed dwelling and neighbouring sites, consequently failing to respect gapping found in the vicinity. Furthermore, due to the plot's small size, the proposal does not respect the size and character of garden spaces in the vicinity. The proposed front elevation and blank side facing dormer are also a low-quality design that fail to add interest or take architectural cues from surrounding properties. Due to the harm to the character of the road and street scene that would result, the proposal would be contrary to policies CC7, H10 and H11 of the Reading Borough Local Plan (2019).
2. The applicant has failed to fully demonstrate that the proposal would not disrupt the roosting environment of bats, a species which are a material consideration in planning process. As such, in the absence of evidence to the contrary, the proposal is not compliant with policy EN12 of the Reading Borough Local Plan (2019) and Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System.
3. The applicant has failed to demonstrate the proposal would be acceptable in terms of vehicle and cycle provision, access (including visibility splays) and electric vehicle charging provision. As such, the proposal contrary to policies TR3 and TR5 of the Reading Borough Local Plan (2019).
4. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to policy H3 of the Reading Borough Local Plan (2019) and the Council's Adopted Affordable Housing Supplementary Planning Document (2021).

INFORMATIVES

1. In reaching its decision, the Local Planning Authority has taken into account the following plans and documents:
SUPPLEMENTARY STATEMENTS V1.0

Date: 30 July 2021



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Received 7th June 2021

Location Plan

16B-NW - North West View

16B-SE - South East View

16B-F - Front View

16B-R - Rear View

16B-P - Plan View

16B-PLOT2 - View on Plot 2 Bush View

16B-IGF - Internal Ground Floor

16B-IFF - Internal First Floor

Received 4th May 2021

Proposed Block Plan

Received 5th May 2021

S814/0509/P/0001 - Topographical Survey

Application Form

Received 6th April 2021

2. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 4 (affordable housing) could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking for a scheme that was in all other respects acceptable.

3. 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: 30 July 2021



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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.