



Reading
Borough Council
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**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
The Wine Store Brewery Court
Unit 7 Brewery Court
Theale
RG7 5AJ

Application No: 200979
Application type: Full Planning Approval

Applicant: Colony Developments

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

Proposal: Demolition of detached house and annex and erection of 3 storey building for 3x3, 3x2, and 6x1 bed flats, with undercroft parking, landscaping and bin stores(amended)

At: 18 Parkside Road Reading RG30 2DB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 April 2021

Head of Planning, Development & Regulatory Services *RE*

Application At: 18 Parkside Road Reading RG30 2DB

Application No: 200979

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed design of the development due to its utilitarian appearance, bulk, height, massing and plot coverage would result in the site appearing overdeveloped and a discordant addition within an area which is predominantly of low-density suburban domestic character. The proposal would therefore appear as a harmful addition to the streetscene, and fails to maintain and enhance the overall character and appearance of the area contrary to policies CC7 (Design and the Public Realm), H10 (Private and Communal Outdoor Space) and H11 (Development of Private Residential Gardens) of the adopted Reading Borough Local Plan (2019).
2. The proposed development, due to its overall bulk, height and massing, and the proposed location and amount of window openings, specifically on the southern and eastern sides, would create an overbearing development on and would result in the loss of amenity, through overlooking and loss of privacy, to neighbouring properties at Nos. 16 Parkside Road and 29 Westcote Road. As such the proposal would fail to protect the impact on the living environment of these properties, contrary to Policy CC8 (Safeguarding Amenity) of the adopted Reading Borough Local Plan (2019).
3. 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; and
 - (ii) An acceptable contribution towards the provision of Affordable Housing within the Boroughthe proposal fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm, contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Employment Skills and Training SPD (2013) and fails to adequately contribute to the Affordable Housing needs within the Borough contrary to policies CC9 and H3 (Affordable Housing) of the Reading Borough Local Plan (2019) and the Affordable Housing SPD (2021)

INFORMATIVES

Date: 7 April 2021



Head of Planning, Development & Regulatory Services *RE*

1. The development hereby refused was assessed on the basis of the submitted drawings and other information received 13th July 2020, unless otherwise stated, as follows:

- Site Location Plan as Existing - Drawing no: 01-01
- Block Plan as Existing - Drawing no: 01-02
- Topo and Trees as Existing - Drawing no: 01-05
- Floor Plans as Existing - Drawing no: 03-00
- Elevations as Existing - Drawing no: 05-00
- Elevations as Existing - Drawing no: 05-01
- Proposed Ground Floor Plan - Drawing no: 03-10 Rev P2, received 18th February 2021
- Proposed First Floor Plan - Drawing no: 03-11 Rev P1, received 1st February 2021
- Proposed Second Floor Plan - Drawing no: 03-12 Rev P1, received 1st February 2021
- Proposed Third Floor Plan - Drawing no: 03-13
- Proposed Elevations - Drawing no: 05-10 Rev P1, received 18th February 2021
- Proposed Elevations - Drawing no: 05-11 Rev P1, received 18th February 2021
- Proposed Elevations - Drawing no: 05-12 Rev P2, received 18th February 2021
- Proposed Sections - Drawing no: 04-10 Rev P1, received 1st February 2021
- Proposed Block Plan - Drawing no: 02-10 Rev P1, received 1st February 2021
- Proposed Site Plan - Drawing no: 02-15, received 1st February 2021
- Overlooking Section - Drawing no: 02-50, received 18th February 2021
- Proposed Landscaping Plan - Drawing no: 02-16
- Proposed Utilities Plan - Drawing no: 02-17 Rev P1 received 18th February 2021
- Proposed SUDS Plan - Drawing no: 02-18
- Proposed Highways Plan - Drawing no: 02-19 Rev P1, received 18th February 2021
- Affordable Housing Statement, dated 7th July 2020, Document Ref: -8799000, prepared by Colony Architects
- Arboricultural Impact Assessment, dated 2nd July 2020, Document Ref: 1312, prepared by SJ Stephens Associates
- Conceptual SUDS Strategy Report, Rev A, dated November 2020, prepared by Innervision Design, received 17th December 2020
- Design and Access Statement, dated 23rd June 2020, Document ref: 500/DAS/DRAFT-02, prepared by Colony Architects
- Energy Assessment, dated 5th November 2020, Document ref: 015722-015731, prepared by Energy Calculations, received 5th November 2020
- Planning Statement, dated June 2020, prepared by Nexus Planning
- Preliminary Ecological Appraisal and Preliminary Bat Roosts, dated May 2019, prepared by Dawn Ecology, received 13th July 2020

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Head of Planning, Development & Regulatory Services *RE*



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- Update Preliminary Roost Assessment, High level Inspection and Mitigation Report, dated October 2020, prepared by Darwin Ecology, received 3rd December 2020
- Transport Statement, dated 19th June 2020, Document ref: SJ/MD/ITL16121-001A, prepared by I-Transport, received 13th July 2020
- CIL Form 1: Additional Information

2. Reason for refusal No. 3 above could be overcome with the completion of a satisfactory s106 agreement or unilateral undertaking.

Date: 7 April 2021

Head of Planning, Development & Regulatory Services *RE*

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.