

**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 Matt Andrews
24 Northcourt Avenue
Reading
RG2 7HA

Application No: 201307
Application type: Full Planning Approval

Applicant: Mr & Mrs S & J Poland

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

Proposal: Erection of a 2 bedroom house

At: Land adjacent to 5 Wilson Road Reading RG30 2RS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 9 August 2021



Head of Planning, Development & Regulatory Services *RE*

Application At: Land adjacent to 5 Wilson Road Reading RG30 2RS

Application No: 201307

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REASONS FOR REFUSAL

1. The proposed development, by reason of its overall scale relative to plot size, would be overly prominent within its context. It would result in the loss of spaces between buildings and the entire garden of no. 5 Wilson Road, and a cramped arrangement, which would be an overdevelopment of the site, harmful to the wider streetscene and the prevailing pattern of development. This would thereby fail to preserve or enhance the character and appearance of the area, contrary to Policies CC7, and H11 of the Reading Borough Local Plan (2019).
2. The proposed development, by reason of its internal size would fail to meet the relevant internal space standards for a 2 bed dwelling and would therefore, not provide an acceptable quality of living accommodation for future occupants, which would detract from their living conditions, contrary to policies CC8, H5 and H11 of the Reading Borough Local Plan (2019).
3. The proposed development would not only be developed on the entire existing garden of no. 5 Wilson Road, but through the provision of uncharacteristically and unacceptably small gardens, in comparison to the prevailing size in the surrounding area, would fail to provide an acceptable level of external amenity space for the existing residents of no. 5 Wilson Road and future occupants. This would detract from their living conditions, contrary to Policies CC8, H10 and H11 of the Reading Borough Local Plan (2019).
4. The proposed development would include no provision for secure bin storage and would lead to bins being stored to the front of no. 5 Wilson Road and the proposed dwelling, which would have a detrimental effect on the appearance of the streetscene and would therefore, be contrary to Policies CC5, CC7, CC8 and H11 of the Reading Borough Local Plan (2019).
5. The proposed layout fails to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle parking. This could result in on-street parking on Wilson Road and on the surrounding highway, adversely affecting road safety and the flow of traffic, and in conflict with Policy TR3 and TR5 of the Reading Borough Local Plan (2019).

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6. 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 CC9 and H3 of the Reading Borough Local Plan (2019), and the Council's Adopted Affordable Housing Supplementary Planning Document 2021.

INFORMATIVES

1. The development hereby refused was assessed using the submitted drawings as follows:

Received 16th September 2020:

- Design and Access Statement
- Proposed Street Elevation + Plan - Drawing no: WN11
- Existing Street Elevation + Plan - Drawing no: WN12
- Location + Block Plans + Elevations - Drawing no: WN13
- Proposed Plans 2nd Scheme - Drawing no: WN14 Rev A

Received 21st January 2021:

- Proposed Plans 2nd Scheme - Drawing no: WN14 Rev B

Received 3rd March 2021:

- Proposed Plans 2nd Scheme - Drawing no: WN14 Rev C
- Location + Block Plans + Elevations - Drawing no: WN13 Rev B

2. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:
https://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_October_2018.pdf
3. Reason for refusal No. 6 above could be overcome with the completion of a satisfactory s106 agreement or unilateral undertaking.
4. 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

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permission has been taken. The applicant is aware of the concerns with the application and has not agreed to withdraw.

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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.