

**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: Napier Clarke Architects
72 West Street
Marlow
SL7 2BP

Application No: 201650
Application type: Full Planning Approval

Applicant: Mr Rem Chaudry

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

Proposal: Part demolition of existing industrial building and erection of a three storey end of terrace building of 6 flats (C3 use) (amended description)

At: 111a Watlington Street Reading RG1 4RQ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 22 September 2021



RJE
Head of Planning, Development
& Regulatory Services

Application At: 111a Watlington Street Reading RG1 4RQ

Application No: 201650

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development, by virtue of its bulk, mass, scale and detailed design is considered to result in a building which would fail to integrate with the character and appearance of the terrace of buildings to which it would adjoin and that of the surrounding area and would harm the setting of the neighbouring Listed Building. The proposed development is not considered to be of sufficient design quality to justify the loss of the existing light industrial building, which is a non-designated heritage asset building of townscape merit, and fails to respond positively to the local context though failure to demonstrate that the building could not be adapted to provide live/work units. Therefore the proposed development is considered to fail to preserve the character of the surrounding conservation area, to harm the setting of the adjacent grade II listed building at no. 71-73 London Road and fails to respond positively to its context. The proposed development is contrary to Policies EN1, EN3, EN4, EM4 and CC7 of the Reading Borough Local Plan 2019.

2. The proposed development, by virtue of seeking to provide 6no. dwellings on the site, includes the provision of basement level bedrooms to serve the two duplex flats laid out across the ground and basement floors. This will result in the occupiers of these flats having a poor quality of outlook and daylighting creating a poor standard of residential amenity for them. The proposed development is contrary to Policy CC8 of the Reading Borough Local Plan 2019.

3. In the absence of a completed S106 Legal Agreement the proposal fails to secure an acceptable Affordable Housing contribution towards meeting housing needs in the Borough and fails to provide for suitable refuse collection arrangements for the development to prevent excessive stationing of waste collection vehicles causing obstruction on the public highway and to prevent proliferation of bins being left on the Princes Street for collection, which would be harmful to and fail to preserve the character of the surrounding conservation area. The proposed development is contrary to policies EN1, EN3, EN4, CC7, CC9, H3 and TR3 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This decision relates to the following plans:

Date: 22 September 2021



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Reading
Borough Council
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WSR-GA-1201 Rev E - Proposed First Floor Plan
WSR-GA-1202 Rev E - Proposed Second Floor Plan
WSR-GA-4001 Rev B - Proposed Elevations
Received by the Local Planning Authority on 20th August 2021
WSR-GA-4000 Rev E - Proposed Elevations
Received by the Local Planning Authority on 28th July 2021
WSR-GA-1021 Rev B - Proposed Site Plan
Received by the Local Planning Authority on 26th May 2021
WSR-GA-1010 Rev C - Proposed Location Plan
Received by the Location Planning Authority on 25th May 2021
WSR-GA-1199 Rev E - Proposed Basement Floor Plan
WSR-GA-1200 Rev E - Proposed Ground Floor Plan
WSR-GA-1202 Rev D - Proposed Roof Plan
WSR-GA-4002 Rev B - Proposed Section
Received by the Local Planning Authority on 24th May 2021
The Historic Environment Consultancy Heritage Statement ref. 2020/1558 Version 1
(dated 12th November 2020)
Received by the Local Planning Authority on 23rd November 2020

2. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal no. 3 could be overcome by entering into a Section 106 Legal Agreement.

3. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development

Date: 22 September 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.