

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

To: ie architecture
Clarks Barn
Bassetbury Lane
High Wycombe
Bucks
HP11 1QX

Application No: 201480
Application type: New dwellinghouses on
detached blocks of flats - Sc2, Part 20, Class
A

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS A, PART 20 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT)
ORDER 2015 (as amended)**

Applicant: ie architecture

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: Construction of two additional storeys to provide 6x1 bed flats (10 flats in total). Prior Notification under Class A, Part 20, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 72a-d Admirals Court, Reading, RG1 6SP

For the attached reasons

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 9 February 2021



SDV

Head of Planning, Development
& Regulatory Services

Application At: 72a-d Admirals Court, Reading, RG1 6SP

Application No: 201480

Application type: New dwellinghouses on detached blocks of flats - Sc2, Part 20, Class A

REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that the proposed development would not have a material detrimental impact on the functioning of the transport network. The proposed on-site parking provision is inadequate, intensifying existing parking pressures and compromising the safety of users of the transport network including pedestrians and cyclists. The proposal is therefore contrary to A.2 (1) (a) of Class A, Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
2. The proposed building has an over-scaled appearance, disproportionate to the prevailing character of the area. The large, blank flank elevations are oppressive and the building lacks texture and depth. The extent of render to the upper floors would contrast starkly with the general appearance of blocks at Admirals Court. This represents poor design. The proposal is therefore contrary to A.2 (1) (e) of Class A, Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
3. By virtue of its additional height, the proposed development would cause detrimental harm to the residential amenities of the occupiers of flats with windows to the northward elevation of Block 64-72 Admirals Court in terms of visual dominance, overbearing effects and loss of privacy through overlooking. The proposal is therefore contrary to A.2 (1) (g) of Class A, Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
4. Insufficient information has been provided to demonstrate the accurate date of construction of the building. It is likely that the building was under construction after 5th March 2018. The proposal is therefore contrary to A.1 (c) of Class A, Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Date: 9 February 2021



SDV

Head of Planning, Development
& Regulatory Services

INFORMATIVES

1. Consideration was given to the following information, as received by the Local Planning Authority:

Covering Letter (received 21/10/18)

Drawing No: 1375-P3-B - Site Location and Proposed Site Plan (received 26/10/20)

Drawing No: 1375-SUR1-A - Existing Floor Plans and Elevations (received 26/10/20)

Drawing No: 1375-P1-B - Proposed Floor Plans (received 26/10/20)

Drawing No: 1375-P2-B - Proposed Elevations (received 26/10/20)

Flood Risk Assessment by STM Environmental, dated 08/12/20 (received 15/12/20)

Date: 9 February 2021



SDV

Head of Planning, Development
& Regulatory Services

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.

Date: 9 February 2021



SDV

Head of Planning, Development
& Regulatory Services