



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 OUTLINE PLANNING PERMISSION

To: M D Howlett Associates Ltd
11 Prospect Street
Caversham
Reading
RG48JB

Application No: 191603
Application type: Outline Planning Approval

Applicant: KK Property Investments Ltd

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

Proposal: Outline application considering access, appearance, layout and scale involving demolition of existing nightclub building and construction of a 3-storey building containing 6 self-contained C3 residential flats (landscaping reserved for future consideration)

At: 112 London Street Reading RG1 4SJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 May 2020

RJE

Head of Planning, Development
& Regulatory Services



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Application At: 112 London Street Reading RG1 4SJ

Application No: 191603

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REASONS FOR REFUSAL

1. The proposal, in terms of its layout, height, bulk and massing would result in cramped and visually dominant overdevelopment of the site, out of character with the existing pattern of development. This together with the proposed detailed design would have a significant detrimental impact on the rear setting of Listed Buildings on London Street, failing to preserve or enhance views in this part of the Market Place/London Street Conservation Area, contrary to Policies EN1, EN3, EN6, CC7 and RC2 of the Reading Borough Local Plan 2019.
2. The proposals would fail to provide a suitable standard of residential accommodation in terms of quality and security of approach, natural surveillance, amenity space and bin storage for the development as a whole and in terms of outlook, daylighting and overshadowing to flat no.1, contrary to Policies CC7, CC8, H10, EN16 and CR2 of the Reading Borough Local Plan 2019.
3. The development will result in a significant detrimental impact to the living environment of existing residential properties in Nelson Mews, through visual dominance and overbearing impacts, contrary to Policy CC8 of the Reading Borough Local Plan 2019.
4. The proposed unit mix of 6 x 1-bedroom units would not provide an appropriate mix of different size units and would fail to contribute appropriately to the accommodation type requirements of the Borough, contrary to Policies H2 and CR6 of the Reading Borough Local Plan 2019.
5. 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 2013.

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INFORMATIVES

1. The decision relates to the following drawings:
Drawing no. s
1230 40 - Proposed Plans
1230 41 - Proposed Elevations
1230 41 - Block Plan
Location Plan
Received by the Local Planning Authority on 4th October 2019
2. The local planning authority has worked with the applicant in a positive and proactive by advising of the concerns with proposal and providing for the opportunity for the application to be withdrawn. The applicant chose not to withdraw the application, hence the issuing this refusal notice.
3. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 5 could be overcome by entering into a Section 106 Legal Agreement.
4. 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.

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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

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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.

Date: 7 May 2020

A handwritten signature in black ink, appearing to be 'RJE', is written over a faint, light-colored circular stamp.

RJE

Head of Planning, Development
& Regulatory Services