

**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: Nova Planning Limited
Office Suite 51
One Port Way
Port Solent,
PO64TY

Application No: 210526
Application type: Full Planning Approval

Applicant: Maxika Homes

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

Proposal: Residential redevelopment comprising demolition of existing single storey building and erection of 18 dwellings together with associated works

At: 220 Elgar Road South Reading RG2 0BW

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 6 December 2021



Head of Planning, Development & Regulatory Services *FW*

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REASONS FOR REFUSAL

1. By reason of its excessive scale, height and massing, the proposed development would be overly-dominant in the streetscene of this part of Elgar Road. It would be particularly out of scale with and overbearing to the pair of semi-detached houses at 224/226 Elgar Road. The flank walls of the blocks would be long, tall and given the gaps in the streetscene would be very noticeable and harmful, particularly given the protruding elements which are not harmonious with the main block. In addition, the design fails to provide a sufficient landscaped setting for the large building. For the above reasons, the proposal is considered to be an overdevelopment and a poor design response which fails to respect the prevailing urban grain and would be harmful to the streetscene of Elgar Road (South) and the abrupt step-change in height/scale to 224/226 Elgar Road would be harmful to Waterloo Meadows through intensive adjacent development, contrary to policies CC7 (Design and the Public Realm) and EN7 (Local Green Space and Public Open Space) of the Reading Borough Local Plan (2019).

2. The development proposes a layout with flats to the front and rear of the site accessed by a side entrance door leading to a long corridor and stairwell. This is a poor and insecure choice of layout with no legible front door/entrance feature and instead the communal door is approached along a secluded side vehicle access. The entrance door would be a narrow and unwelcoming entrance with no overlooking from habitable windows in the development and dwarfed in scale and importance by the adjacent bin store doors. The above design flaws would fail to create a safe and accessible environment, where crime and disorder or fear of crime can undermine quality of life or community cohesion for future residents, contrary to Policy CS7 (Design and the Public Realm) of the Reading Borough Local Plan (2019).

3. The layout with the internal entrance corridor results in the ground floor flats facing the streets being provided with patios and amenity spaces fronting the street. This is not a characteristic of the area and would become a poor design solution, as these areas will be inhabited, personalised and defended at ground floor level as private gardens. Further, there may be pressure for residents to seek high secure fencing and with the stepped building line and patios to the front will produce a cluttered streetscene. The cluster of Juliet balconies proposed on the front elevation will add to this cluttered appearance. These aspects of the design would fail to respond positively to the local context and character and therefore would be harmful to the streetscene,

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the amenities of the area and provide unacceptable living conditions for the occupiers of the development, contrary to policies CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019) and H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019).

4. The proposal would be substandard in terms of amenity space for the number of flats, which is not reflective of the context of development in the vicinity. Due to the amount of site coverage by the proposed flats and the amount of parking proposed there is limited opportunity for secluded landscaped amenity space to be provided to serve the future residents. For these reasons, the proposal would fail to provide a suitable level of landscaping or amenity space for the development, contrary to policies CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Local Plan (2019).

5. The cycle store shown is substandard in terms of dimensions and capacity and is in a secluded location, at risk of break-ins. The location and design of the cycle store is therefore unacceptable as it would not provide sufficient, useable cycle parking and it would fail to create a safe and accessible facility, contrary to policies TR5 (Car and Cycle Parking and Electric Vehicle Charging), CC7 (Design and the Public Realm) of the Reading Borough Local Plan (2019) and the Council's adopted SPD, 'Revised Parking Standards and Design' (2011).

6. In the absence of sufficient information being submitted at application stage and in the absence of a completed legal agreement to secure a resultant acceptable obligation or contribution towards the provision of affordable housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policy H3 (Affordable Housing), CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's SPDs, 'Adopted Affordable Housing Supplementary Planning Document' (2021) and 'Planning Obligations under Section 106' (2015).

7. Due to the failure to secure a suitable obligation or contribution (as appropriate) in terms of carbon-offsetting or a construction phase Employment and Skills Plan (ESP), the development will not provide suitable mitigation of its impacts on energy use/climate change or the impact on the local labour market, contrary to policies H5 (Standards for New Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Council's adopted SPDs, 'Employment, Skills and Training' (2011), 'Sustainable Design and Construction' (2019) and 'Planning Obligations under Section 106' (2015).

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INFORMATIVES

1. The plans considered and refused in this decision are:

SK01 - Proposed GF Plan_Alternative (received 23/11/21)
SK06 - Proposed North-South Elevation_Alternative (received 23/11/21)
2000 Rev. P5 - Proposed Site Plan (received 19/11/21)
2101 Rev. P5 - Proposed FF Plan (received 19/11/21)
2102 Rev. P4 - Proposed SF Plan (received 19/11/21)
2104 Rev. P4 - Proposed Roof Plan (received 19/11/21)
2200 Rev. P4 - Proposed Street View (received 19/11/21)
2201 Rev. P5 - Proposed East-West Elevation (received 19/11/21)
2300 Rev. P2 - Proposed Section and Cycle Store (received 19/11/21)

2. Reasons for refusal 6 and 7 could be overcome by the submission of a satisfactory s106 legal agreement or unilateral undertaking.

3. The Local Planning Authority has been positive and proactive in dealing with this planning application by advising of issues with the proposal and advising of a withdrawal. This advice has not been followed, which has led to this refusal notice. The applicant is advised to use the Council's pre-application advice service before submitting any further planning application(s). An important aspect of any pre-application advice would be the commissioning of an independent design review of the proposals.

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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.