

**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: Matt Andrews
24 Northcourt Avenue
Reading
RG2 7HA

Application No: 191775
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 with off road parking

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

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 10 June 2020



Head of Planning, Development
& Regulatory Services

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

Application No: 191775

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development, by reason of its overall scale relative to plot size, would be overly prominent within its context and result in a cramped arrangement of buildings and spaces and an overdevelopment of the site that would not respect the prevailing pattern of development and would fail to preserve or enhance the character and appearance of the street scene and wider area. The proposal is therefore contrary to Policies CC7, and H11 of the Reading Borough Local Plan (2019).

2. The design of the proposed development, by reason of its specific built form, roofscape, window and door positioning, front porch, bay window, and use of materials, would appear as an inappropriate and unsympathetic development that would not be of a sufficient high quality design that maintains and enhances the character and appearance of the area, contrary to Policies CC7 and H11 of the Reading Borough Local plan (2019).

3. The proposed development, by reason of its scale, siting, and number and close proximity of windows to No.5 Wilson Road, would result in a loss of light, loss of private amenity space, and impact on the amenity of internal living spaces to the occupiers of No.5 Wilson Road, therefore causing an overall significant detrimental impact to these occupiers residential amenity, contrary to Policies CC8, H10 and H11 of the Reading Borough Local Plan (2019).

4. The proposed development, by reason of its internal size and uncharacteristically small garden, in comparison to the prevailing size in the surrounding area, would fail to provide an acceptable quality of living accommodation, and external amenity space for future occupants, contrary to Policies CC8, H5 and H10 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 CC9 (Securing Infrastructure) and H3 (Affordable Housing) 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 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 permission has been taken.

2. The refusal relates only to the following plans and drawings:

Drawing No: WN9 - Existing street elevation and plan

As received 22 November 2019

Drawing No: WN7E - Proposed plan

Annotated floor plans

Various internal photographs of no.5 Wilson Road

As received 2 June 2020

3. Notwithstanding

3. Without prejudice to any future application or appeal, the applicant is advised that part of reason for refusal 5 could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking for a scheme that was in all other respects acceptable.

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.

5. No pre-application advice was submitted before the submission of this planning application. Any further proposals should be subject to a formal submission via the Council's pre-application advice service.

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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.