



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 FULL PLANNING PERMISSION

To: STL Architecture Ltd
3 Thames Court
2 Richfield Avenue
Reading
RG1 8EQ

Application No: 200331
Application type: Full Planning Approval

Applicant: PPR Properties Ltd

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

Proposal: Erection of a 2-bedroom detached dwelling

At: 14 Cedar Road Reading RG2 7ER

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 22 January 2021

Head of Planning, Development
& Regulatory Services

Application At: 14 Cedar Road Reading RG2 7ER

Application No: 200331

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REASONS FOR REFUSAL

1. The plot size is incapable of accommodating a detached residential building as proposed without resulting in a cramped and overdeveloped appearance that would be detrimental to the character of the area contrary to the Reading Borough Local Plan 2019 policy CC7 (Design and the Public Realm) and H11 (Development of Private Residential Gardens).
2. The retained rear garden for both 14 & 14A and the proposed garden for the new dwelling would be uncharacteristically small in comparison with the prevailing garden sizes in the locality and would fail to provide adequate functional private outdoor amenity space for all of the dwellings involved. This is contrary to the Reading Borough Local Plan 2019 Policy H10 (Private and Communal Outdoor Space) and H11 (Development of Private Residential Garden Land).
3. The overdeveloped appearance of the site would be exacerbated by the proposal to provide hardstanding on almost all of the frontage of 14 & 14a Cedar Road. When seen in the context of the new house close to the rear elevation of 14a Cedar Road the impression would be that the existing houses are left with such little setting that a loss of amenity has occurred contrary to the Reading Borough Local Plan 2019 Policy CC8 (Safeguarding Amenity) and harmful to the character of the area contrary to Policy CC7 (Design and the Public Realm).
4. In the absence of a completed legal agreement to secure appropriate and necessary financial contributions towards Affordable Housing provision, the proposal fails to accord with the Reading Borough Local Plan 2019 Policy H3 (Affordable Housing) and the 'Affordable Housing' SPD (2013).

Date: 22 January 2021



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& Regulatory Services



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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 and therefore the decision to refuse planning permission has been taken.

2. The plans referred to when making this decision were:

3605-200 Rev F - Site Plan

3605-201 Rev F - Ground Floor Plan

3605-202 Rev F - First Floor Plan

3605-203 Rev B - Elevations

3605-204 Rev B - Block Plan

Date: 22 January 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.