

**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: Goadsby Planning & Environment
99 Holdenhurst Road
Bournemouth
BH8 8DY

Application No: 171893
Application type: Full Planning Approval

Applicant: Lainston Woodley Arms LLP

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

Proposal: Erection of two buildings to accommodate a total of 38 student units of accommodation, including parking, amenity space and landscaping, following demolition of existing former public house.

At: The Woodley Arms PH Waldeck Street Reading RG1 2RF

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 12 January 2018



Head of Planning, Development
& Regulatory Services

Application At: The Woodley Arms PH Waldeck Street Reading RG1 2RF

Application No: 171893

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed buildings, by reason of their noticeably greater scale, bulk and massing compared to existing buildings either side and opposite, and their uncharacteristic layout, poor quality detailing and prominent position, would result in an overly dominant, alien and jarring feature within the street scene, with consequent unacceptable harm to the character and appearance of the area. As such the proposal is contrary to Policy CS7 of the Reading Borough LDF Core Strategy and para. 17 of the NPPF.

2. In the absence of a completed legal agreement to secure:

- i) a travel plan and highway alterations,
- ii) a restriction on occupancy to students only,
- iii) implementation of the student accommodation management plan,
- iv) an acceptable mitigation plan or equivalent contribution towards the provision of Employment, Skills and Training for the construction phase of the development,

the proposal fails to provide adequate controls over the use of the development, including its highways and other travel impacts, contrary to Policies DM4, DM12, CS20, CS22, CS23 and CS24 and the Revised Parking Standards and Design SPD 2011. The proposal also fails to contribute adequately to the employment, skills or training needs of local people with associated socioeconomic harm, contrary to Policies CS3, CS9, DM3 and the Employment Skills and Training SPD (2013).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant, with due regard to the planning history of the site, to determine the application within the statutory timescale.

2. This decision relates to the following drawings, received 27 October 2017:

Sheet 01 Location Plan

Sheet 02 Site Plan

Sheet 03 Proposed Plans (Ground Floor, Block 1)

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Sheet 04 Proposed Plans (First Floor and Roof, Block 1)
Sheet 05 Proposed Plans (Ground Floor, Block 2)
Sheet 06 Proposed Plans (First Floor and Roof, Block 2)
Sheet 07 Proposed Elevations (Block 1 north and west)
Sheet 08 Proposed Elevations (Block 1 south and east)
Sheet 09 Proposed Elevations (Block 2 north and west)
Sheet 10 Proposed Elevations (Block 2 south and east)
Sheet 11 Street Elevations
2031/2A Landscape Proposals

Date: 12 January 2018



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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.