

**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: Absolute Architecture  
Crowsteps  
Tydehams  
Newbury  
RG14 6JT

Application No: 200718  
Application type: Full Planning Approval

**Applicant:** Care Of Roman Building

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

**Proposal:** Demolition of former pumping house and new dwelling

**At:** Pumping Station Adjacent 20 Chazey Road Caversham Reading RG4 7DS

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 29 January 2021



Head of Planning, Development  
& Regulatory Services

**Application At:** Pumping Station Adjacent 20 Chazey Road Caversham Reading RG4 7DS

**Application No:** 200718

**Application type:** Full Planning Approval

### **REASONS FOR REFUSAL**

1. Due to the small size of the site, it is considered that the proposed house would appear cramped within the plot and would have an uncharacteristic relationship with the existing built form and spaces within Chazey Road. The small site requires a design solution that does not make a positive contribution to the character of the area as it fails to integrate with the adjacent dwellings. It is considered that the proposed site will be overdeveloped and would appear harmful to the character of the surrounding area contrary to Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan 2019.
2. The northern and eastern boundaries of the site adjoin woodland which is designated as a Major Landscape Feature in the adopted Core Strategy. The siting of the proposed house would cut into the area of woodland where it adjoins Chazey Road, potentially undermining the integrity of this feature in a way that the small sub-station building does not. The new house would obscure and interrupt views of the woodland when viewed from the street. It is considered that this would detract from the character and appearance of the Major Landscape Feature, contrary to the aims of Policy EN13 (Major Landscape Features and Strategic Open Space) and EN14 (Trees, Hedges & Woodland) of the Reading Borough Local Plan 2019.
3. The development will, by virtue of its location and the nature of the development, have an adverse effect on a block of lowland mixed deciduous woodland which is a biodiversity action plan habitat and a priority habitat as per the NPPF, and part of the identified Green Network as per policy EN12. The application site also forms part of a Green Link as per policy EN12 and the proposals will fragment this link and the wider green network. The proposals will therefore not maintain, protect, consolidate, extend or enhance the green network or protect the priority woodland habitats and is therefore contrary to policy EN12, EN14 and NPPF paragraphs 170 and 175 of the NPPF and policies EN12 and EN14 of the Reading Borough Local Plan 2019.
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).

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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 application was considered using the submitted plans and documents.

- Drawing No. 386 001 - Exg. Location Plan
- Drawing No. 386 002 - Exg. Site Plan
- Drawing No. 386 004 - Exg. Plan and Elevations
- Drawing No. 386 040 - Pro. Site Plan
- Drawing No. 386 050 - Pro. Ground Floor Plans
- Drawing No. 386 051 - Pro. Roof Plan
- Drawing No. 386 060 - Pro. Elevations
- Drawing No. 386 061 - Pro. Elevations
- Drawing No. 386 062 - Pro. Elevations
- Drawing No. 386 070 - Pro. Sections
- Drawing No. 386 080 - Pro. Visualisations
- Drawing No. 386 081 - Pro. Visualisations
- Drawing No. 386 082 - Pro. Visualisations
- Design and Access Statement produced by Absolute Architecture

Date: 29 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](mailto: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.