

**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: Juttla Architects
2-4 High Street
Ruislip
HA4 7AR

Application No: 200136
Application type: Full Planning Approval

Applicant: Mr Abbas

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

Proposal: Second storey rear extension and Change of use from C4 HMO to 4 flats (1 x 2 bedroom, 3 x studio)

At: The Flat 615 Oxford Road Reading RG30 1HL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 8th April 2020



Head of Planning, Development
& Regulatory Services

AA

Application At: The Flat 615 Oxford Road Reading RG30 1HL

Application No: 200136

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development, by virtue of the covered lightwell to the front would be an unusual addition to the streetscene and considered harmful to the character and appearance of the area contrary to) Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan (2019).
2. Due to the shallow depth of lightwell and northerly orientation it is considered that there would not be sufficient natural light into the proposed basement flat. In addition there would be little or no outlook from this proposed flat, it would be subject to a degree of direct views from the public realm, and as a 'walk-on' panel would have the potential to result in noise and disturbance from those accessing the retained commercial unit at ground floor. All of this would result in a detrimental impact to the living environment of future occupiers, cumulatively resulting in sub-standard accommodation being provided contrary to Policy CC8 of the Reading Borough Local Plan (2019).
3. The applicant has failed to demonstrate how the additional parking demand would impact the surrounding road network. As such, the proposed development would fail to meet policy TR3 of the Reading Borough Local Plan (2019).
4. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, either on- site, off-site elsewhere within the Borough or a suitable financial contribution, as appropriate, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policy CC9 (Securing Infrastructure) and Policy H3 (Affordable Housing) of the Reading Borough Local Plan (2019), and the Council's Adopted Affordable Housing Supplementary Planning Document 2013.

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

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

2. The proposed development has been considered with regard to the following plans:
Existing and proposed block plan 1740-P200, received 29th January 2020
Proposed plans and elevations 1740-P202 Rev A , received 1st April 2020

Date: 8th April 2020

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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.