

**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: Pro Vision
Grosvenor Court
Ampfield Hill
Ampfield
SO51 9BD

Application No: 200734
Application type: Full Planning Approval

Applicant: Mr Karn Herbert

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

Proposal: Erection of a single dwelling with associated parking and amenity space.

At: 19 Ogmore Close Tilehurst Reading RG30 4SX

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

REASONS FOR REFUSAL

1. As a result of excessive area of hardstanding for the purposes of providing driveway space, the proposed development is considered to have a detrimental impact upon the street scene through the loss of open green space, which currently acts as an attractive buffer zone between Blundells Copse and the nearby residential dwellings and between the two types of differently configured properties albeit of the same age and style (terrace to the south-east and staggered semi's to the southwest). As such the application would harm the character and appearance of the area and therefore fails to comply with Policies CC7 and EN8 of the Local Plan 2019.
2. The proposed site layout is considered to result in an incongruous and harmful addition to the street due to the substantial increase in the stagger when compared to the semi-detached properties to the south- west. This is which is considered to have a detrimental impact upon the flow of the layout in the wider area. As such this does not comply with Policy CC7 of the Local Plan 2019.
3. The proposed development will result in overlooking of the rear garden of 21 Ogmore Close, as well as perceived overlooking towards the rear gardens of the semi-detached properties to the south-west. In addition to this, the outlook of 19 Ogmore Close will be significantly impacted by the nearest two storey property extending about 40% of the distance along the curtilage boundary. The impact on residential amenity is therefore unacceptable and the application therefore fails to meet Policy CC8 of the Local Plan 2019.
4. The proposed development is likely to have an unacceptably adverse impact on Blundell's Copse which is a "priority habitat", a Local Wildlife Site and a Local Nature Reserve. Further to these ecological reasons, the proposal would inevitably result in pressure to prune back the trees - probably to the boundary - with associated detrimental impact on the health and amenity value of the trees and with foreseeable additional requests to fell trees. As such, the proposed development would be contrary to paragraphs 174 and 175 of the NPPF and policies EN12 and EN14 of the 2019 Reading Borough Local Plan.
5. In the absence of a completed legal agreement to secure acceptable Affordable Housing provision, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy H3 of the Local Plan 2019, the Council's Affordable Housing Supplementary Planning Document 2013 and Section 106 Planning Obligations (2015).

INFORMATIVES

Refused Plans

Plan Type	Description	Drawing Number	Date Received
Location Plan		P0-01	1 Jun-20
Access Plan	Proposed	P1-02 Rev C	1 Jun-20
Site Plan	Proposed	P1-01 Rev D	1 Jun-20
Contextual Elevations	Proposed	P3-03 Rev B	1 Jun-20
Floor & Roof Plans	Proposed	P2-01 Rev C	1 Jun-20
Site Survey		DTS051218-8Y7	1 Jun-20
Site Sections	Proposed	P4-01 Rev B	18 Sep-20
Elevations	Proposed	P3-01 Rev D	10 Dec-20
Intensive Green Roof System Technical Summary		N/A	9 Oct-20
Green Roof Biodiversity Systems Maintenance		N/A	9 Oct-20
Extensive Substrate System Technical Summary		N/A	9 Oct-20
Substrate Systems - Extensive Green Roof System		N/A	9 Oct-20
Wildflower Blanket System Technical Summary		N/A	9 Oct-20

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.

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.