

**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
3 Thames Court
2 Richfield Avenue
Reading
RG1 8EQ

Application No: 200429
Application type: Full Planning Approval

Applicant: Mr Philip Portch

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

Proposal: Alterations to a building to create a one bedroom residential dwelling (C3).

At: 1a Stanley Grove Reading RG1 7NS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26 June 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: 1a Stanley Grove Reading RG1 7NS

Application No: 200429

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REASONS FOR REFUSAL

1. By virtue of the primarily blank north/front elevation, and notwithstanding the addition of obscure glass, the proposal would result in an inactive frontage to the principal elevation of the building. The proposed 'terrace' (internal courtyard) will provide unacceptably limited outlook to habitable rooms, to the detriment of the residential amenity the future occupiers. There is also the potential for habitable rooms at 2 George Street to overlook habitable rooms and the outside terrace. The terrace is not a suitable amenity space as it does not provide a suitable opportunity for the range of functions reflective of the prevailing pattern of other amenity spaces in the area. The proposed residential dwelling would represent an incongruous form of backland development which would be out of keeping with the layout and pattern of residential development in the area and does not respond positively to its local context. It would therefore result in a materially harmful effect on the character of this residential area, contrary to Policies CC7, CC8, H8 of the Reading Borough Local Plan (2019).

2. The proposed development has failed to demonstrate that it would not cause an unacceptable adverse impact to residents of the scheme and surrounding properties arising from noise and disturbance from accessing the property and due to the proximity of the external terrace with the outdoor amenity space, negatively affecting the garden of No. 2 George Street. The proposal will have a significant detrimental impact on the living environment of existing neighbouring residents, over and above the current domestic storage use of the existing building, contrary to Policies CC8 and H10 of the Reading Borough Council Local Plan (2019).

3. The resulting dwelling with its cut-in courtyard, would produce a contrived and cramped design with inadequate internal floorspace for residents which would fail to meet the National Minimum Space Standards, contrary to policies H5, H8, H10 of the Reading Borough Local Plan (2019).

4. The application has failed to demonstrate that the conversion of the building to residential accommodation will incorporate measures to adapt to climate change and incorporate water conservation measures so that the predicted per capita consumption does not exceed the appropriate levels set out in the applicable BREEAM standard. This is contrary to Policy CC2 of the Reading Borough Local Plan (2019).

Date: 26 June 2020



Head of Planning, Development & Regulatory Services *RE*

INFORMATIVES

1. The refusal relates to the following plans and drawings:

3523/100 Rev A Block and Location Plan

3523/200 Rev C Proposed Floor Plans and Elevations

Design and access statement

CIL form

As received on 19th March 2020

2. 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, as the applicant has declined the opportunity to withdraw.

3. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:

https://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_October_2018.pdf

Date: 26 June 2020



Head of Planning, Development & Regulatory Services *RE*

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.