

**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: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 200219
Application type: Full Planning Approval

Applicant: Mr Sucha Singh

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

Proposal: Proposed change of use from C1 use (Guest House of 18No bedrooms) to Sui Generis use as a 'larger' Home in Multiple Occupation - HMO of 18No bedrooms

At: 2 Tilehurst Road Reading RG1 7TW

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 29 July 2020



JW

Head of Planning, Development
& Regulatory Services

Application At: 2 Tilehurst Road Reading RG1 7TW

Application No: 200219

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. Unacceptable for future occupants in terms of internal space

The proposed conversion to an 18 bed HMO fails to demonstrate that the combination of the bedroom sizes and internal communal space layout would be sufficient to meet the reasonable needs of the future occupants, failing to provide an appropriate balance between communal and private areas and therefore fails to comply with Policies CC8 and H8 of the Reading Borough Local Plan 2019 and Reading Borough Council's Residential Conversions Supplementary Planning Document (2013).

2. Unacceptable for future occupants in terms of noise/stacking

The proposed conversion to an 18 bed HMO is considered harmful to the living environment of future occupiers in terms of noise and disturbance due to the poor stacking arrangement. The proposal is therefore contrary to Policies CC8 and H8 of the Reading Borough Local Plan 2019 and Reading Borough Council's Residential Conversions Supplementary Planning Document (2013).

3. Unacceptable for future occupants in terms of external space

The proposed conversion to an 18 bed HMO fails to provide adequate functional external space for future occupiers and is therefore contrary to Policies H8 and H10 of the Reading Borough Local Plan 2019 and Reading Borough Council's Residential Conversions Supplementary Planning Document (2013).

4. Unacceptable for future occupants in terms of internal space

The proposed conversion to an 18 bed HMO fails to demonstrate that the combination of the bedroom sizes and internal communal space layout would be sufficient to meet the reasonable needs of the future occupants, failing to provide an appropriate balance between communal and private areas and therefore fails to comply with Policies CC8 and H8 of the Reading Borough Local Plan 2019 and Reading Borough Council's Residential Conversions Supplementary Planning Document (2013).

5. Unacceptable for future occupants in terms of natural light

The proposed conversion to an 18 bed HMO fails to demonstrate that all habitable rooms (on the lower ground floor) would benefit from sufficient natural light and ventilation which is contrary to Policies CC8 and H8 of the Reading Borough Local Plan 2019 and Reading Borough Council's Residential Conversions Supplementary Planning Document (2013).

Date: 29 July 2020



JW
Head of Planning, Development
& Regulatory Services

6. Impact on neighbours

The proposed conversion to an 18 bed HMO would represent a harmful intensification of the use, due to the increase in activity and noise and external amenity area and that would a detrimental impact on residential amenity and the character of the area. The proposal is therefore contrary to Policies CC8 and H8 of the Reading Borough Local Plan 2019 and Reading Borough Council's Residential Conversions Supplementary Planning Document (2013).

7. Impact on conservation area - bin store

The proposed bin store, due to its design and scale and prominent location at the front of the property, is considered to result in an adverse effect on the setting of the listed building and failing to preserve or enhance the character and appearance of the Castle Hill/Russell Street/Oxford Road Conservation Area. This would be contrary to Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019.

8. Failing to contribute positively to the character and appearance of Listed Building and Conservation Area

The Belle Vue Hotel is a Listed Building and identified as a positive feature in the Castle Hill/Russell Street/Oxford Road Conservation Area. The proposed development would not preserve or enhance local distinctiveness and the setting of the Listed Building; it would not preserve or enhance the Listed Building or the contribution that the site makes to the appearance of this part of the Castle Hill/Russell Street/Oxford Road Conservation Area as a whole, and therefore the proposal is contrary to Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019 and Paragraph 193 of the NPPF 2019.

INFORMATIVES

1. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice.

2. The decision relates to the following drawings and documents:

Drawing No: Location Plan TR02-10

Drawing No: Block Plan TR02-11

Date: 29 July 2020



JW
Head of Planning, Development
& Regulatory Services

Drawing No: Topo Survey TR02-12

Drawing No: Existing Floor Plans TR02-13

Drawing No: Proposed Floor Plans TR02-14

Drawing No: Elevations TR02-15

Drawing No: Bins and Cycles TR02-BR-16

Received 10th February 2020

Other documents:

Planning, Design and Access and Heritage Statement

Received 10th February 2020

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 visit the Council's website for more information on our pre-application service.

Date: 29 July 2020



JW

Head of Planning, Development
& Regulatory Services

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.