

**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: D2 Planning Limited
Suite 3 Westbury Court
Church Road
Westbury On Trym
Bristol
BS9 3EF

Application No: 200496
Application type: Full Planning Approval

Applicant: Mr Dan Stannard

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

Proposal: Demolition of existing dwellings and erection of 4 attached dwellings including access, parking, landscaping and associated works

At: 8 Riley Road Tilehurst Reading RG30 4UX

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 6 August 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: 8 Riley Road Tilehurst Reading RG30 4UX

Application No: 200496

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development by reason of the siting of the proposed dwellings would result in the substantial loss of a large area of green verge which contributes to the open amenity and spacious character of the locality, near to the edge of Lousehill Copse. The development has further failed to justify how the loss of this open space in visual or public enjoyment has been mitigated or outweighed by the development. The result would be an increased and excessively harmful urbanisation, contrary to the existing pattern of development and harmful to the character of Delaney Close, contrary to policies EN8, CC7 and H11 of the Reading Borough Local Plan (2019).
2. The proposed development, by reason of the siting proposed houses on Plots 1 and 2 ahead of the prevailing building line in this area would fail provide sufficient opportunity for space and soft landscaping in front of the dwellings therefore failing to respond positively to the distinctive local character and appearance of the area in which it is located, contrary to policies CC7 and H11 of the Reading Borough Local Plan (2019).
3. The proposed development, by reason of its siting in close proximity to the identified Local Wildlife Site and Local Nature Reserve (Lousehill Copse), would result in an unacceptable adverse impact upon the LWS/LNR in terms of noise pollution, light pollution, and increased activity, which would be detrimental to this priority woodland habitat. Further, the majority of the application site contributes to an area of transition from green space towards the Copse and functions as an important Green Link, which would be substantially lost. The proposal would therefore be harmful to protected habitats and fail to maintain the existing Green Network in this part of the Borough (through severing/fragmentation) contrary to policies EN12 and H11 of the Reading Borough Local Plan (2019) and paragraphs 170 and 174 of the NPPF (2019).
4. By reason of its lack of securing an acceptable contribution towards the provision of Affordable Housing, and in the subsequent absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, including an obligation that the developer contribute toward provision of street trees (as may be appropriate), the proposal fails to contribute

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adequately to the housing needs and amenity requirements of Reading Borough, contrary to policies H3, CC7, CC9 and EN14 of the Reading Borough Local Plan (2019) and the SPD, “Affordable Housing” (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, but this was not possible. Officer advice to withdraw the application was not heeded and therefore the decision to refuse planning permission has been taken.
2. The refusal relates only to the following plans and drawings:
 - Drawing No: 01/D - Floor plans and elevations plots 1 to 4
As received 13 July 2020
 - Drawing No: 02/D - Site plan, garages and location plan
As received 20 July 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 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
4. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 4 could be overcome by entering into an acceptable Section 106 Legal Agreement or unilateral undertaking for a scheme that was in all other respects acceptable.

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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.