

**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: CVS Designs Ltd
30 Longworth Avenue
Tilehurst
Reading
RG31 5JY

Application No: 191601
Application type: Full Planning Approval

Applicant: Mr & Mrs John Brown

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

Proposal: Demolition of property at No5 Woods Rd, form access 2no new Detached dwellings

At: 4a Woods Road Caversham Reading RG4 6NA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 March 2020



Head of Planning, Development
& Regulatory Services

AA

Application At: 4a Woods Road Caversham Reading RG4 6NA

Application No: 191601

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed layout, by virtue of the incongruous vehicular access, with resulting dominance of the hardstanding, and the inefficient use of the land, would be harmful to the character and appearance of the area contrary to Policy CC7 (Design and the Public Realm), Policy H11 (Development of Private Residential Gardens) and H2 (Density and Mix) of the Reading Borough Local Plan (2019).
2. Surveys to establish if the existing building hosts a bat roost have not been undertaken and submitted and therefore, there is insufficient information provided to the council to determine the likely impact of the proposal upon bats, a protected species. There has therefore, been a failure to demonstrate that the development would protect and maintain existing wildlife habitats for bats and as such the full impact of the proposal on protected species cannot be established. The proposal has therefore, not demonstrated that it would cause no harm to protected species. The proposal is therefore, considered to be contrary to the NPPF and Policy EN12 (Biodiversity and The Green Network) of the Reading Borough Local Plan (2019).
3. 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 H3 (Affordable Housing) of the Reading Borough Local Plan (2019)a 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 agreed extended timescale and therefore the decision to refuse planning permission has been taken.
2. The application has been considered the following plans and documents:

Date: 13 March 2020



Head of Planning, Development
& Regulatory Services

AA

Document	Title	Drawing Number	Date Received
Site Plan	Two 4 bedroom semi-detached dwellings	N/A	7 October 2020
Block Plan	New Dwellings	Block Plan	7 October 2020
Floor plans - Second and roof	4 Bedroomed detached dwelling	2_03	7 October 2020
Garage Plans - floor and elevation	Detached garage	Gar_01	7 October 2020
Floor plans - first and ground	4 bedroom detached dwelling	3_02	7 October 2020
Elevations	4 Bedroomed detached dwelling	3_01	7 October 2020
Elevations	4 bedroomed detached dwelling	2_01	7 October 2020
Floor plans - ground and first	4 bedroomed detached dwelling	2_02	7 October 2020
Floor plans - second and roof	4 bedroomed detached dwelling	3_03	7 October 2020
Topographical survey	Topographical survey	360G/19015T/100	7 October 2020
Design and access statement	Planning, Design & Access Statement	N/A	7 October 2020
Arboricultural report	Arboricultural impact assessment July 2019	N/A	7 October 2020
Supplementary document	Preliminary roost assessment	R2426/a	6 December 2019

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

Date: 13 March 2020



Head of Planning, Development
& Regulatory Services

AA

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: 13 March 2020



Head of Planning, Development
& Regulatory Services

AA

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.