

**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: Creative Design and Structure Ltd
Henson House
Newtown Road
Henley-On-Thames
RG9 1HG

Application No: 200582
Application type: Full Planning Approval

Applicant: Mr E Jennings

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

Proposal: Two storey side and single storey front extensions at 34 and 36A Mill Road, two storey rear extensions at 34 and 36 Mill Road, single storey rear extension 34 Mill Road and loft conversions with flat roof dormers at 34, 36 and 36A Mill Road. To change the use from three houses to two houses, one ground floor apartment, one first floor apartment and two second floor studios.

At: 34, 36 and 36a Mill Road Reading RG4 8DP

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20 July 2020



Head of Planning, Development
& Regulatory Services

AA

Application At: 34, 36 and 36a Mill Road Reading RG4 8DP

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REASONS FOR REFUSAL

1. The three properties that comprise the application site do not measure more than 120sqm gross each and are therefore, not considered of suitable size to be converted to self-contained flats contrary to Policy H8 of the Reading Borough Local Plan (2019).
2. The proposed extensions (side, rear and dormers), by way of their scale, bulk and lack of subservience, are considered a detrimental addition to the street scene and are not considered to suitably integrate with the proportions of the original dwellings. As such, the proposal is considered contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance 'A Design Guide to House Extensions' (2003).
3. The development, by way of its proximity to adjacent dwellings, namely 2 Mill Green and 32 Mill Road, is considered to reduce outlook to the windows of these properties to a substantially harmful degree. As such, the proposal is not compliant with Policy CC8 of the Reading Borough Local Plan (2019).
4. The proposed development (Apartments 2, 3, 4 and no. 36 Mill Road) would fail to meet the nationally described space standards for new dwellings as set out in Policy H5 of the Reading Borough Local Plan (2019). In addition, by way of its layout (bedroom arrangement), the proposed development (Apartment 2, 36 and 36A) would also create a poor quality of living accommodation for future occupiers contrary to Policy CC8 of the Reading Borough Local Plan (2019).
5. The proposal fails to provide a policy compliant level of vehicle parking provision, cycle provision and Electric Vehicle charging points contrary to Policies TR3 and TR5 of the Reading Borough Local Plan (2019).
6. In the absence of a completed preliminary roost assessment, the likely impact the proposal would have on bats cannot be determined (which are a protect species and a material consideration in the planning process). As such, the proposal is not compliant with Policy EN12 of the Reading Borough Local Plan (2019) and Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System.

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7. The proposal fails to provide appropriate areas of soft landscaping to the front of the site, and would therefore not contribute to the overall character and appearance and amenity of Mill Road, particularly around the site boundaries. As such, the proposal is contrary to Policies CC3, CC7, EN14 of the Reading Borough Local Plan (2019).

8. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policies CC9 and H3 of the Reading Borough Local Plan (2019) and the Council's Adopted Affordable Housing Supplementary Planning Document 2013.

INFORMATIVES

1. The Local Planning Authority, when making its decision, took into account the following plans and documents:

39219-01 - Block and Location Plans
39219-03 - Existing Ground Floor Plan
39219-04 - Existing First Floor Plan
39219-05 - Existing Elevations
39219-06 - Proposed Ground Floor Plan
39219-07 - Proposed First Floor Plan
39219-08 - Proposed Second Floor Plan
39219-09 - Proposed Elevations

Design & Access Statement

Flood Risk Assessment Ref: 20-6793 Rev A dated March 2020

Received 21st April 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.

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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.