

**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: Mr Rabin Khadka
Blue Architecture Limited
102 Dorchester Way
Hayes
UB4 0HY

Application No: 200785
Application type: Full Planning Approval

Applicant: Mr Prub Syhana

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

Proposal: Detached dwelling adjacent to 322 Wokingham Road with associated amenity space and external alteration of existing dwelling.

At: 322 Wokingham Road Reading RG6 1JU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 August 2020



Head of Planning, Development
& Regulatory Services

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Application At: 322 Wokingham Road Reading RG6 1JU

Application No: 200785

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed dwelling is considered an overdevelopment of the site and would appear cramped and awkward within its plot and in relation to existing neighbouring dwellings. Its poor design in terms of fenestration details and its position on the site is considered out of character with neighbouring properties and fails to make a positive contribution to the character and appearance of the site and surrounding area. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), H2 (Density and Mix) and H11 (Development of Private Residential Gardens) of the Reading Borough Local Plan (2019).
2. By reason of its proximity to neighbouring properties, particularly 322 Wokingham Road, the proposed dwelling is considered visually dominant and overbearing and would result in overshadowing, loss of privacy, loss of light and harm to outlook which has a detrimental impact on the living environment of existing residential properties which is contrary to Policies CC8 and H11 of the Reading Borough Local Plan (2019).
3. The proposal provides poor quality living accommodation in terms of outlook for future occupiers particularly with regards to the communal area which would have obscure glazed windows to both sides and the rear bedroom would be next to the communal area which has the potential to create noise and disturbance. The proposal is therefore contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019).
4. The proposed development results in a garden area, for both 322 Wokingham Road and the proposed dwelling, which does not compare favourably with those in the area and is unacceptable for the size of property proposed and is therefore contrary to Policy H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019).
5. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking. This could result in on- street parking/reversing movements on Wokingham Road, adversely affecting road safety and the flow of traffic, and in conflict with Policies TR3 (Access, Traffic and Highway-Related Matters) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) of the Reading Borough Local Plan (2019).

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6. The proposed development by reason of being an overdevelopment of the site fails to make adequate provision for tree and landscape planting. As such, the application is contrary to policies EN14 (Trees, Hedges and Woodlands), CC3 (Adaption to Climate Change) and CC7 (Design and the public Realm) of the Reading Borough Local Plan (2019).

7. In the absence of a completed legal agreement to secure an acceptable contribution towards provision of Affordable Housing elsewhere in the Borough, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable, inclusive mixed and balanced communities. As such the proposal is contrary to Policy H3 of the Reading Borough Local Plan (2019) and Affordable Housing Supplementary Planning Document 2013.

INFORMATIVES

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

Drawing No: 05 - Existing/Proposed Site Layout Plans
Received by the local planning authority on 10th June 2020

Drawing No: 01 - Existing/Proposed Site Layout Plans
Drawing No: 02 - Existing Proposed Site Layout Plans
Drawing No: 03 - Existing/Proposed Site Layout Plans
Drawing No: 04 - Existing/Proposed Site Layout Plans
All received by the local planning authority on 29th July 2020

2. The Local Planning Authority has worked positively and proactively with the applicant however it has not been possible to overcome the concerns raised and therefore the decision to refuse planning permission has been taken.

3. Refusal reason 7 (Affordable Housing) can be overcome through securing an appropriate contribution towards the off-site provision of Affordable Housing by Section 106 legal agreement as part of a future application.

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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.