

**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: Davis Planning Ltd
19 Woodlands Avenue
Winnersh
Wokingham
RG41 3HL

Application No: 190522
Application type: Full Planning Approval

Applicant: Mr Eric Benjamin

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

Proposal: Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings

At: 39 Brunswick Hill Reading RG1 7YU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 10th September 2019



Head of Planning, Development
& Regulatory Services

Application At: 39 Brunswick Hill Reading RG1 7YU

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REASONS FOR REFUSAL

1. The proposal would result in the loss of a Non-designated Heritage Asset that makes a valuable contribution to the street scene of Brunswick Hill. The development would result in the loss of original historical architectural features and introduce a new development which is out of keeping with the historic character of the street. The proposal does not therefore respond positively to the local context or sufficiently justify the loss of a non-designated Heritage Asset contrary to policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Core Strategy (2008, as altered 2015).

2. The proposal would result in the introduction of 9 flats in a purpose built single building into an area predominantly characterised by individual family houses set in spacious plots. The scale and type of development is considered to respond insensitively to the immediate street scene and pattern of development by introducing flats into what is an area predominantly characterised by individual houses. This is contrary to policies CS7 (Design and the Public Realm) of the Reading Borough Core Strategy (2008, as altered 2015).

3. In the absence of a completed Section 106 legal agreement/unilateral undertaking, to provide a deferred affordable housing contribution mechanism and to provide for a Traffic Regulation Order (TRO) to amend parking restrictions in the Controlled Parking Zone on Brunswick Hill to allow the creation of a vehicular access, the proposal is contrary to policies CS9 (Infrastructure, Services, Resources and Amenities) of the Reading Borough Core Strategy (2008, as altered 2015) and policies DM3 (Infrastructure Planning), DM6 (Affordable Housing) and DM12 (Access, Traffic and Highway-Related Matters) of the Reading Borough LDF Site and Detailed Policies Document (2012, as altered 2015).

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, after careful consideration Members of Planning Applications Committee resolved to refuse planning permission for the reasons stated above.

Date: 10th September 2019



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2. When assessing the development hereby refused the following plans were considered:

- 18-J2690 - 01 Proposed Site plan
- 18-J2690 - 02 Proposed Floor plans
- 18-J2690 - 03 Proposed Elevations
- 18-J2690 - 04 Proposed Street Scene
- 18-J2690 - 05 Proposed Bin/Bicycle Store

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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.