

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION TO REMOVE CONDITIONS UNDER SECTION 73 OF THE TOWN AND
COUNTRY PLANNING ACT 1990**

To: JCPC Ltd
5 Buttermarket
Thame
OX9 3EW

Application No: 191767
Application type: Removal of Conditions

Applicant: Millbrook Homes Ltd

READING BOROUGH COUNCIL as Local Planning Authority hereby **REFUSE** planning permission for the development as described below:-

Proposal: Removal of conditions 13 & 14 (Parking Permits) of planning permission 160060 granted 26/01/2017 (for proposed demolition of existing single storey building and erection of new two-storey two bedroom dwelling)

At: Land adjacent to 12 Carey Street Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 16 January 2020



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: Land adjacent to 12 Carey Street Reading

Application No: 191767

Application type: Removal of Condition

REASONS

1. The proposed removal of conditions 13 and 14 of planning permission 160060 does not comply with the Council's Parking Policy to regulate parking permits issued to new dwellings. This will increase demand for on-street parking bays in an area which is oversubscribed. This would be detrimental to road safety and the flow of traffic, and in conflict with Policies TR3 and TR5 of the Reading Borough Local Plan 2019 and the Revised Parking Standards and Design Supplementary Planning Guidance 2011.

INFORMATIVES

1. The decision relates to the following drawings and documents:

Supporting letter

Parking Survey

Photographic Schedule Parking

Received 14th November 2019

2. The Local Planning Authority has been positive and proactive in dealing with the application by advising of the issues and concerns with the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice within the statutory time period. Use of the Council's pre-application advice service can avoid the need to refuse planning permission. This scheme was not subject to pre-application planning advice.

Date: 16 January 2020



Head of Planning, Development
& Regulatory Services *J.B.M.*

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.