

**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: GW Planning Limited
21 Norfolk Road
Sutton Coldfield
B75 6SQ

Application No: 190449
Application type: Full Planning Approval

Applicant: Silver Street Developments Ltd

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

Proposal: Erection of part 1, part 2 and part 4 storey (plus basement level) buildings to provide 79 student studio rooms (sui generis use class) with associated ancillary space and landscaping works.

At: 40 Silver Street Reading RG1 2ST

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 11 September 2019



Head of Planning, Development
& Regulatory Services

Application At: 40 Silver Street Reading RG1 2ST

Application No: 190449

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development, due to the combination of the bulk and height of Block A, the spacing between Block A and B, and the dominating design with development on three sides of the plot, would result in the site appearing over developed and a harmful addition to the streetscene, of detriment to the character and appearance of the area. As such the proposal is contrary to Policy CS7 of the Reading Borough LDF Core Strategy and Section 12 of the NPPF.
2. The proposed development, due to the height, position and bulk (of Block A in particular), will result in the loss of amenity for neighbouring residents through overlooking, loss of privacy, loss of light and noise and disturbance arising from the use of this small site to accommodate 79 students. As such the proposal is contrary to Policy DM4 of the Reading Borough Sites and Detailed Policies Document.
3. The proposed development, due to the relationship between the Blocks and the overall layout and movement through the site, will result in detriment to the amenity of proposed residents in terms of how they would experience the external courtyard space and internal space through overlooking, loss of privacy and noise and disturbance. As such the proposal is contrary to Policy DM4 of the Reading Borough Sites and Detailed Policies Document.
4. The proposed development would lead to a concentration of student accommodation in this area that would detrimentally impact on the lives of adjoining occupiers and would fail to provide a mixed and balanced community contrary to the aims of Policy CS15, NPPF para.91 and emerging Policy H12.
5. It has not been clearly demonstrated how this proposal for Purpose Built Student Accommodation (PBSA) meets an identified need that cannot be met on those sites identified within the Emerging Local Plan for student accommodation or on sequentially preferable sites. The loss of this site to student accommodation would further reduce the Council's ability to meet its housing need within its own boundaries. The proposal therefore does not comply with Policy H12 of the Emerging Local Plan and conflicts with the aims of the NPPF para.68.

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6. Insufficient information has been submitted to demonstrate that the scheme would be appropriate in the Air Quality Management Area and is therefore contrary to Policy CS34 of the Reading Borough Core Strategy and Policy DM19 of the Reading Borough Sites and Detailed Policies Document.

7. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking which could result in on-street parking on Silver Street during the arrivals and departure period at the beginning and end of term. This would adversely affect road safety and the flow of traffic in conflict with Core Strategy Policy CS24 and Sites and Detailed Policies Document Policy DM12.

8. In the absence of a completed legal agreement to secure:

- i) an acceptable mitigation plan or equivalent contribution towards the provision of Employment, Skills and Training for the construction phase of the development,
 - ii) a travel plan and highway alterations,
 - iii) a restriction on occupancy to students only,
 - iv) implementation of the student accommodation management plan,
- the proposal fails to provide adequate controls over the use of the development, including its highways and other travel impacts, contrary to Policies DM4, DM12, CS20, CS22, CS23 and CS24 and the Revised Parking Standards and Design SPD 2011. The proposal also fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm, contrary to Policies CS3, CS9, DM3 and the Employment Skills and Training SPD (2013).

INFORMATIVES

1. The development hereby refused was assessed using the submitted drawings:
Received 19th March 2019 (unless otherwise stated):

- Existing Location Plan - Drawing no: PL_003
- Existing Site Plan - Drawing no: 10_005
- Proposed Site Plan - Drawing no: PL_004
- Lower Ground Floor Plan - Drawing no: PL_200
- Ground Floor Plan - Drawing no: PL_201
- 1st Floor Plan - Drawing no: PL_202
- 2nd Floor Plan - Drawing no: PL_203
- 3rd Floor Plan - Drawing no: PL_204
- Roof Plan - Drawing no: PL_205
- Elevations Sheet 1 - Drawing no: PL_206
- Elevations Sheet 2 - Drawing no: PL_207
- Elevations Sheet 3 - Drawing no: PL_208
- Elevations Sheet 4 - Drawing no: PL_209

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- Section [A] - Drawing no: PL_212
- Block B Section - Drawing: PL_214
- Landscape Layout - Drawing no: 102 Rev B
- Solar Study - Drawing no: PL_210
- Street Elevation - Silver Street - Drawing no: PL_213

Other Documents:

- Area Schedules - PL_216
- Daylight and Sunlight Study, dated February 2019, prepared by Delva Palman Redler
- Design and Access Statement, Version 1.6 dated March 2019, prepared by OEA
- Drainage Strategy, doc ref: 1227-002-003, dated 26th February 2019, prepared by Westlakes Engineering
- Purpose Built Student Accommodation Management Plan, dated March 2019, prepared by Morlet Properties Ltd
- Landscape Design Sketchbook, Issue 1 dated February 2019, prepared by TPM Landscape
- Planning & Heritage Statement, dated March 2019, prepared by GW Planning
- Room Schedule - PL_308
- Additional Supporting Statement - Need for Student Housing, prepared by GW Planning, received 14th May 2019

As received 1st July 2019 (unless otherwise stated):

- Lower Ground Floor Plan - Drawing no: PL_200 Rev A
- Ground Floor Plan - Drawing no: PL_201 Rev A
- 1st Floor Plan - Drawing no: PL_202 Rev A
- 2nd Floor Plan - Drawing no: PL_203 Rev A
- 3rd Floor Plan - Drawing no: PL_204 Rev A
- Roof Plan - Drawing no: PL_205 Rev A
- Elevations Sheet 1 - Drawing no: PL_206 Rev A
- Elevations Sheet 2 - Drawing no: PL_207 Rev A
- Elevations Sheet 3 - Drawing no: PL_208 Rev A
- Elevations Sheet 4 - Drawing no: PL_209 Rev A
- Section [A] - Drawing no: PL_212 Rev A
- Lower Ground Floor - Landscape Layout - Drawing no: 102 Rev A
- Solar Study - Drawing no: PL_210 Rev A
- Street Elevation - Silver Street - Drawing no: PL_213 Rev A
- Ground Floor Landscape Layout - Drawing no: 103 Rev D

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Other Documents:

- Design and Access Statement, Version 1.6 dated May 2019, prepared by OEA, received 24th May 2019
- Room Schedule - PL_308, received 30th May 2019

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.