

**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: Pegasus Group  
The Columbia Centre  
Station Road  
Bracknell  
RG12 1LP

Application No: 182214  
Application type: Full Planning Approval

**Applicant:** Mr A Sharp

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

**Proposal:** Erection of 4 dwellinghouses and accesses with associated landscaping and parking

**At:** 45 Upper Redlands Road Reading RG1 5JE

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 5 August 2019



Head of Planning, Development  
& Regulatory Services

**Application At:** 45 Upper Redlands Road Reading RG1 5JE

**Application No:** 182214

**Application type:** Full Planning Approval

### **REASONS FOR REFUSAL**

1 The proposed development of four detached properties within the gardens to 45 Upper Redlands Road would detract from the character and appearance of the Conservation Area due to the loss of garden space around existing properties, loss of characteristic/historic garden walls in the streetscene and due to over-development within the context of the Conservation Area; all these elements are recorded in the Conservation Area Appraisal as contributing to the character and appearance of the Conservation Area. Proposed Plots 3 & 4, opposite the Grade II Listed Wantage Hall, would harm the significance of the Listed Building through detriment to its setting and the contribution it makes to the heritage of the area. Therefore the proposed development is not considered to achieve the requirement to preserve or enhance the character or appearance of the Conservation Area or preserve the setting of the Listed Building, contrary to the statutory requirements of Sections 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of Reading Local Plan policies and guidance in the NPPF and PPG and contrary to Policy CS33 of the Core Strategy (2008) (altered 2015) and the Redlands Conservation Area Appraisal (2008).

2. In the absence of a completed legal agreement to secure acceptable Affordable Housing provision, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to CS16 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy H4 of the Submission Draft Local Plan 2018, the Council's Affordable Housing Supplementary Planning Document 2013 and Section 106 Planning Obligations (2015).

### **INFORMATIVES**

1. The local planning authority has worked positively and proactively with the applicant in seeking to overcome concerns raised by the proposal but the unanimous decision taken by Planning Applications Committee was to refuse planning permission for the reasons set out above.

2. This decision relates to the following drawings:

Date: 5 August 2019



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| Plan Type     | Description                       | Drawing Number | Date Received |
|---------------|-----------------------------------|----------------|---------------|
| Location Plan |                                   | P1 Rev A       | 19 Dec-18     |
| Site Plan     | Existing   Shows Removal of trees | P4 Rev B       | 19 Dec-18     |
| Street Scene  | Existing                          | P5             | 19 Dec-18     |
| Floor Plans   | Plot 1                            | P11 Rev C      | 19 Dec-18     |
| Floor Plans   | Plot 2                            | P12 Rev B      | 19 Dec-18     |
| Floor Plans   | Plot 3                            | P13 Rev D      | 25 Mar-19     |
| Floor Plans   | Plot 4                            | P14 Rev A      | 19 Dec-18     |
| Elevations    | Plot 1                            | P15 Rev A      | 19 Dec-18     |
| Elevations    | Plot 2                            | P16 Rev B      | 19 Dec-18     |
| Elevations    | Plot 3                            | P17 Rev D      | 25 Mar-19     |
| Elevations    | Plot 4                            | P18 Rev A      | 19 Dec-18     |
| Block Plan    | Proposed                          | P2 Rev K       | 9 May-19      |
| Site Plan     | Proposed                          | P6 Rev S       | 9 May-19      |
| Street Scene  | Proposed Elevation AA             | P19            | 9 May-19      |
| Street Scene  | Proposed Elevation BB             | P20            | 9 May-19      |
| Street Scene  | Proposed Elevation CC             | P21            | 9 May-19      |

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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](mailto: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.