

**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: Barton Willmore  
The Blade  
Abbey Square  
Reading  
RG1 3BE

Application No: 190160  
Application type: Full Planning Approval

**Applicant:** P.J. Alexander Estates Ltd

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

**Proposal:** Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking and amenity space.

**At:** Alexander House 205-207 Kings Road Reading RG1 4LS

For the attached reasons

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

Date: 19 July 2019



Head of Planning, Development & Regulatory Services *RE*

**Application At:** Alexander House 205-207 Kings Road Reading RG1 4LS

**Application No:** 190160

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### **REASONS FOR REFUSAL**

1. 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 identified sites within the Emerging Local Plan allocated for student accommodation or on those sequentially preferable sites. Alexander House is a specifically allocated housing site within the Emerging Local Plan required to meet the Borough's identified housing needs. Its loss to an alternative use has not been justified and would further reduce the Council's ability to meet its general and affordable housing need within its own boundaries. The proposal therefore does not comply with Policy H12 and Policy ER1g of the Emerging Reading Borough Local Plan and conflicts with the aims of the NPPF.

2. In the absence of a completed legal agreement to secure a construction phase Employment and Skills Plan and use of the living accommodation to be occupied as student accommodation (Sui Generis) only, the proposal will not mitigate its impact on the social and economic infrastructure of the Borough, contrary to Policies CS3 and CS9 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM3 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Council's Adopted Supplementary Planning Documents on Employment, Skills & Training (2013) and Planning Obligations under Section 106 (2015).

### **INFORMATIVES**

1. This application has been considered against the following plans and supporting documents, which were received by the Local Planning Authority on 30 January 2019:

Date: 19 July 2019



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|                                          |           |          |
|------------------------------------------|-----------|----------|
| <b>01 – Location Plan</b>                |           |          |
| Location Plan                            | 1:1250@A3 | A-01-001 |
| <b>02 – Site Plans</b>                   |           |          |
| Existing Site Plan                       | 1:500@A3  | A-02-001 |
| Existing Topographic Survey Plan         | 1:100@A0  | A-02-002 |
| Proposed Site Plan                       | 1:500@A3  | A-02-100 |
| Proposed Landscape                       | 1:200@A1  | L-90-100 |
| <b>03 – Floor Plans</b>                  |           |          |
| Existing Basement & Ground Floors        | 1:100@A1  | A-03-001 |
| Existing First Floor & Roof Plan         | 1:100@A1  | A-03-002 |
| Proposed Lower Ground Floor              | 1:100@A1  | A-03-099 |
| Proposed Ground Floor                    | 1:100@A1  | A-03-100 |
| Proposed First Floor                     | 1:100@A1  | A-03-101 |
| Proposed Second Floor                    | 1:100@A1  | A-03-102 |
| Proposed Third Floor                     | 1:100@A1  | A-03-103 |
| Proposed Fourth Floor                    | 1:100@A1  | A-03-104 |
| Proposed Fifth Floor                     | 1:100@A1  | A-03-105 |
| Proposed Sixth Floor                     | 1:100@A1  | A-03-106 |
| Proposed Seventh Floor (Plant)           | 1:100@A1  | A-03-107 |
| Proposed Roof Plan                       | 1:100@A1  | A-03-108 |
| <b>04 – Sections</b>                     |           |          |
| Existing Section 1                       | 1:100@A1  | A-04-001 |
| Proposed Section AA                      | 1:100@A1  | A-04-100 |
| Proposed Section BB                      | 1:100@A1  | A-04-101 |
| Proposed Section CC                      | 1:100@A1  | A-04-102 |
| Proposed Section DD                      | 1:100@A1  | A-04-103 |
| <b>05 – Elevations</b>                   |           |          |
| Existing Elevations 1 & 2                | 1:100@A1  | A-05-001 |
| Existing Elevations 3 & 4                | 1:100@A1  | A-05-002 |
| Existing Elevations 5 & 6                | 1:100@A1  | A-05-003 |
| Existing Contextual Elevations 7 - 9     | 1:100@A1  | A-05-004 |
| Proposed South Elevation                 | 1:100@A1  | A-05-100 |
| Proposed West Elevation                  | 1:100@A1  | A-05-101 |
| Proposed North Elevation                 | 1:100@A1  | A-05-102 |
| Proposed East Elevation                  | 1:100@A1  | A-05-103 |
| Proposed Street Scene - King's Road      | 1:200@A1  | A-05-104 |
| Proposed Street Scene - Rupert Street    | 1:200@A1  | A-05-105 |
| Proposed Context Elevation - North       | 1:200@A1  | A-05-106 |
| Proposed Context Elevation - East        | 1:200@A1  | A-05-107 |
| Proposed Bay Study - Main Entrance       | 1:50@A1   | A-05-108 |
| Proposed Bay Study - Typical             | 1:50@A1   | A-05-109 |
| Proposed Bay Study - Central Studios (S) | 1:50@A1   | A-05-110 |
| Proposed Bay Study - Central Studios     | 1:50@A1   | A-05-111 |

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Supporting Documentation

- Cover Letter and Form (January 2019)
  - CIL Form (January 2019)
  - Daylight and Sunlight Analysis, Brooke Vincent and Partners (January 2019)
  - Design and Access Statement, Broadway Malyan (January 2019)
  - Ecological Impact Assessment, ECOSA (January 2019)
  - Energy Strategy and Sustainability Statement Report, Wilson Gray Consulting (January 2019)
  - BREEAM Pre-Assessment Summary Report, Dewpoint Energy Services Ltd (January 2019)
  - Flood Risk Assessment, Peter Brett Associates (January 2019)
  - Heritage Assessment, Orion (November 2018)
  - Air Quality Assessment, Apex Acoustics (January 2019)
  - Noise Impact Assessment, Apex Acoustics (January 2019)
  - Office Market Report, Campbell Gordon (November 2018)
  - Residential Market Report, Haslams (January 2019)
  - Statement of Community Involvement (January 2019)
  - Student Management Plan, Homes for Students (January 2019)
  - Student Market Report, Savills (January 2019)
  - Transport Statement, Peter Brett Associates (January 2019)
  - Travel Plan, Peter Brett Associates (January 2019)
  - Infrastructure Report (January 2019)
  - Superfast Broadband Statement, Wilson Gray Consulting (January 2019)
2. The local planning authority has worked positively and proactively with the applicant to see if relevant concerns raised with this planning application could be resolved. However, that has not been possible and the applicant was made aware of the opportunity to withdraw the application, which was not taken. Therefore it has been necessary to issue a refusal of this planning application within an agreed extended timescale.
3. Reason for refusal 2 above could be overcome by a satisfactory Section 106 agreement or unilateral undertaking.

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.