

**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: Hives Architects LLP
John Adams House
29 Castle Street
Reading
RG1 7SB

Application No: 181846
Application type: Full Planning Approval

Applicant: Mr Bell

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

Proposal: Proposal for first floor extension to form a 2-bed flat to replace the existing balustrade/parapet wall, shed and entrance cupola, together with associated revisions to landscaping and access

At: 35 Dover Street Reading RG1 6AX

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 12 April 2019



SDV
Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The proposed building would have a detrimental impact upon the character of the street scene, and that of the surrounding area, including the setting of non-designated heritage assets, due to an excessive and visually intrusive height, massing and built form. As such the proposal is contrary to Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).
2. The proposed building would cause detrimental harm to the amenity of neighbouring properties due to perceived overlooking, loss of outlook and overbearing impact. As such the proposal is contrary to Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document (altered 2015)
3. 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 Policy DM6 of the Reading Borough LDF Sites and Detailed Policies Document (altered 2015), and Affordable Housing Supplementary Planning Document 2013.
4. The proposed scheme would not be accessible to a group protected by the Equality Act 2010, due to stepped access and the absence of an alternative. As such the proposed scheme does not comply with Policy CS5 Reading Borough LDF Core Strategy 2008 (altered 2015).

INFORMATIVES

1. Reason for refusal 2 could be overcome, by entering into an S106 or unilateral undertaking which secures an acceptable amount of Affordable Housing.
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.

Date: 12 April 2019



SDV

Head of Planning, Development
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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.