

**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: The Keen Partnership
The Courtyard Edinburgh Road
Reading
RG30 2UA

Application No: 180750
Application type: Full Planning Approval

Applicant: Pavitar Kularia

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

Proposal: Demolition of existing two storey dwelling/shop and erection of two storey detached building at front of site consisting of ground floor shop and 2 flats above and two storey building at rear of site consisting ground floor dwelling with 2 dwellings above (re-submission of 171277).

At: 85 Cressingham Road Reading RG2 7RX

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 8 March 2019



Head of Planning, Development
& Regulatory Services

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Application At: 85 Cressingham Road Reading RG2 7RX

Application No: 180750

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The amount of development proposed would require a large proportion of the site to be laid out with parking and access to it. Along with the two proposed buildings the overall impression would be of an overdeveloped and incongruous development. It would fail to integrate with the predominant character of the area which is of modest residential houses set in domestic gardens. For these reasons the development would fail to respond positively to its local context, and fail to reinforce local character and distinctiveness. The proposal would therefore harm the character and appearance of the area, contrary to Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).
2. By virtue of the amount of hardstanding and built development proposed the occupiers of the new dwellings would be poorly served by usable amenity space or landscape setting. As such the proposal would be harmful to the amenity of future occupiers which would be contrary to Policies DM4 and DM11 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).
3. The proposal does not make adequate provision for deliveries and waste collection facilities within the site. The development would therefore be likely to lead to the stationing of delivery/waste collection vehicles on the classified road, and/or delivery/waste collection vehicles reversing onto or off of the highway to the detriment of public and highway safety contrary to Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).
4. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough and the objective of creating mixed and balanced communities and as such is contrary to Policy DM6 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015) and Reading Borough Council's Affordable Housing Supplementary Planning Document (2013).

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INFORMATIVES

1. The development hereby refused was assessed using the submitted drawings:

- PL01 Site Location Plan
- PL02 Topographic Survey
- PL03 Existing & Proposed Block plan
- PL04 Existing Elevations
- PL05 Proposed Ground & First Floor Building A
- PL06 Proposed Loft and Roof Building A
- PL07 Proposed Ground Floor, First Floor Building B
- PL08 Proposed North & East Elevations Building A
- PL09 Proposed South & West Elevations Building A
- PL10 Proposed Elevations Building B
- PL11 Proposed Street Scene
- PL12 Proposed Sections Building A
- PL13 Section through Site
- PL14 3D Images

As received by the local planning authority on 3 May 2018

Following discussions about the lack of parking, the basement level of block A was deleted in drawing PL05 Rev A, received on 8 January 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.

Date: 8 March 2019

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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.