

**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: Architectural Services
55 Penwood Heights
Highclere
Newbury
RG20 9EZ

Application No: 182005
Application type: Full Planning Approval

Applicant: Buildvantage

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

Proposal: Erecting a 3 Bedroom Detached House. Resubmission of 181118

At: 26 Woods Road Caversham Reading RG4 6NA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE



Date: 9 January 2019

SFB

Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The development fails to relate positively to existing houses, gardens, verges adjacent to the highway and green spaces. It does not correspond with the size of adjacent plots, existing building line(s) or the rhythm of plot frontages. For these reasons, the development is considered harmful to the generally spacious suburban area of this part of Lowfield Road, contrary to Policy CS7 (Design and the Public Realm) of the Reading Borough LDF Core Strategy (2008, as altered 2015) and Policy DM11 (Development of Private Residential Gardens) of the Reading Borough LDF Sites and Detailed Policies Document (2012, as altered 2015).

2. The design and layout fail to minimise exposure of existing private boundaries to public areas as the boundary will be along Lowfield Road, and may require the need for additional physical security measures. The design has been contrived to fit into the space based on the land available. The roof is dominated by large dormer windows through the eaves and this is not reflective of other buildings in the vicinity. The proposed development would be highly visible and would detract from its surroundings due to its design and the amount of windows and dormers.

Furthermore, the proposal fails to provide accurate plans or drawings. The proposed rear elevation shows two windows at the ground and first floor level; the ground floor window is not shown in the floor plans. The proposed dormer windows as shown in the North and South roof elevations and the rear elevation are not shown in the front elevation. The height to the roof ridge line is shown as 6.05m in the proposed rear elevation but 6.08m on the proposed front elevation. The proposed ground floor plan is an incorrect mirror image which does not fit with the window and patio door shown in the proposed North and South elevations. The stairs on the proposed ground floor and first floor plans are shown incorrectly. The location plan incorrectly shows the boundary line at 26 Woods Road whereas currently the garden fence for 26 Woods Road has been built up to the highway along Lowfield Road. For these reasons, the design is considered to be poor and would fail to make a positive contribution to the character of this suburban area, contrary Policy CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (altered 2015), and Policy DM11 (Development of Private Residential Gardens) of the Reading Borough LDF Sites and Detailed Policies Document (2012, as altered 2015).



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3. The proposed dwelling would result in an overdevelopment of private residential gardens at the 26 Woods Road site. The proposed dwelling would be in the remaining garden space for the (extended) residential property at 26 Woods Road. The size of the garden to be retained at 26 Woods Road would fail to provide adequate amenity space for that dwelling and would result in a garden which is at odds with the established urban grain and pattern of development of this part of Lowfield Road, contrary to policies DM10 (Private and Communal Outdoor Space) and DM11 (Development of Private Residential Gardens) of the Reading Borough LDF Sites and Detailed Policies Document (2012, as altered 2015) and Policy CS7 (Design and the Public Realm) of the Core Strategy 2008 (altered 2015).

4. The location and design of the rear of the proposed property would produce a large blank façade near to the boundary with 27 Woods Road, creating an overbearing impact plus the presence of overlooking from the first floor towards 27 Woods Road. This is considered to result in a significant detrimental impact to the living environment of the garden of that property in respect of privacy and overlooking and visual dominance/overbearing, contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough LDF Sites and Detailed Policies Document (2012, as altered 2015).

5. The planning application has failed to demonstrate/present access arrangements, parking and access layouts and visibility splays for the proposed development, in order to enable the highways, traffic and transportation implications of the development to be assessed, which could adversely affect the safety and flow of users of Lowfield Road, contrary to Policy DM12 (Access, Traffic and Highway-Related Matters) of the Reading Borough LDF Sites and Detailed Policies document Policy DM12 (as altered 2015).

6. 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, contrary to Policy DM6 (Affordable Housing) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015) and the Council's Adopted Affordable Housing Supplementary Planning Document (2013).



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INFORMATIVES

1. This refusal of permission relates to the following plans and drawings as received by the Local Planning Authority on the dates indicated below:

LR 101 Location Plan

Block plan, Plot in Lowfields Road R/O 26 Woods Road showing street lamp, bins, cycle shed and building line

Site location plan, lines of plot R/O 26 Woods Road

D 11 Front elevation

LR 101 Rear elevation

LR 012 Ground floor plan

LR 001 Side elevations

LR 013 1st floor plan

Design and Access statement

As received on 14th November 2018

2. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

3. 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.

4. Reason for refusal 6 above could be overcome by the completion of 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.