

**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: 190148
Application type: Variation of Condition

Applicant: Bull Luxury Living Ltd

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

Proposal: Application under s.73. Erection of one four bedroom dwelling at the rear of the Horncastle public house on New Lane Hill. Variation of condition 2 of planning permission 162366.

At: Land adjacent to the Horncastle 208 Bath Road Reading RG30 2HJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28 May 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: Land adjacent to the Horncastle 208 Bath Road Reading RG30 2HJ

Application No: 190148

Application type: Variation of Condition

REASONS FOR REFUSAL

1. The proposed dwelling, by reason of its excessive scale, uncharacteristic form, and visual prominence, would appear as an incongruous and unsympathetic addition to the streetscene that would fail to preserve or enhance the character and appearance of the conservation area. The proposal is therefore contrary to Policies CS33 and CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).
2. 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 (Affordable Housing) of the Reading Borough Sites and Detailed Policies Document 2012 (altered 2015), Affordable Housing Supplementary Planning Document (2013) and para. 61 of the NPPF.

INFORMATIVES

1. This decision relates to the following drawings:
BR-03, Proposed Block Plan, dated 5/2/19
PL-06, Proposed Plans, dated 18/1/19
PL-07, Proposed Elevations, dated 21/1/19
2. The local planning authority has worked positively and proactively with the applicant to advise them of concerns at an early stage of the application process.
3. Reason 2 (Affordable Housing) could be overcome through the completion of a S106 agreement to secure an appropriate amount of affordable housing as defined by Policy DM6.

Date: 28 May 2019



Head of Planning, Development & Regulatory Services *RE*



Reading
Borough Council

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4. 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 use the following link to the Council's pre- application service:

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

Date: 28 May 2019

Head of Planning, Development & Regulatory Services *RE*

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.