

**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: Davis Planning Ltd  
19 Woodlands Avenue  
Wokingham  
RG41 3HL

Application No: 190434  
Application type: Full Planning Approval

**Applicant:** First Avenue Estates Ltd

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

**Proposal:** Erection of 3 dwellings with parking, landscaping and access from Blenheim Road

**At:** Land to the rear of 27 - 43 Blenheim Road Caversham Reading RG4 7RT

For the attached reasons

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

Date: 6 August 2019



Head of Planning, Development *RE*  
& Regulatory Services

**Application At:** Land to the rear of 27 - 43 Blenheim Road Caversham Reading RG4 7RT

**Application No:** 190434

**Application type:** Full Planning Approval

### **REASONS FOR REFUSAL**

1. The proposed development would result in loss of a priority habitat (as defined by the National Planning Policy Framework 2019) of Lowland Mixed Deciduous Woodland which is protected by a Woodland TPO. Loss of the woodland would result in reduction of the Borough's vegetation cover and its removal would adversely impact the amenity, nature conservation, and biodiversity value of the site, contrary to Policies CS36 and CS38 of the Reading Borough LDF Core Strategy (2008, altered 2015).
2. The introduction of new dwellings to the rear of the properties along Blenheim Road and Kidmore Road is considered to be out of keeping with the prevailing pattern and grain of development within the surrounding area and would fail to maintain or enhance the green and wooded character of the site and adjacent residential gardens. The proposed dwellings are small in size, served by inadequate private amenity space and together with the limited separation to the east and west boundaries of the site, the development is considered to result in a cramped overdevelopment of the site, contrary to Policy CS7 of the Reading Borough LDF Core Strategy (2008, altered 2015).
3. In the absence of a completed s106 legal agreement to secure a Section 278 Highways Agreement for a bell mouth access and raised table junction and a contribution towards the provision of a Traffic Regulation Order, the proposed development would fail to mitigate against the increased flow of traffic associated within the proposed additional dwellings. The application also fails to demonstrate that emergency vehicles and large delivery vehicles could access the site safely from Blenheim Road without causing a hazard to highway users. The proposed development is therefore contrary to Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document (2012, altered 2015).
4. In the absence of a completed s106 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 CS9 of the Core Strategy (2008, 2015), Policies DM3 and DM6 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. The decision relates to the following drawings and documents:

Drawing nos.

0733.1.3 - Landscape Hardworks Plan dated August 2018

0733.1.4 - Proposed Planting Plan dated March 2019 Received by the Local Planning Authority on 5th April 2019

K1751-03-100 Rev A - Existing Site Layout dated 28th February 2019

K1751-03-104 Rev B - Plot 1 & Cycle Store Details dated 28th February 2019

K1751-03-105 Rev B - Plot 2 & 3 dated 28th February 2019

K1751-03-108 Rev B - First Floor Site Layout dated 28th February 2019

K1751-03-107 Rev B - Ground Floor Site Layout dated 28th February 2019

K1751-03-103 Rev D - Proposed Site Layout Plan dated 28th February 2019

K1751-03-106 Rev B - Proposed Sections & Street Elevations Rev B dated 28th February 2019 Received by the Local Planning Authority on 20th March 2019

ITB13566-GA-010 Rev B - Proposed Site Access - Visibility Splays dated 3rd August 2018

ITB13566-GA-001 Rev E - Proposed Site Layout - Swept Path Analysis - Fire Tender dated 24th July 2018

ITB13566-GA-002 Rev E - Proposed Site Layout - Swept Path Analysis - Delivery Vehicle dated 24th July 2018

ITB13566-GA-009 Rev C - Proposed Site Layout - Swept Path Analysis - Delivery/Removals Vehicle dated 24th July 2018

ITB13566-GA-008 Rev D - Proposed Site Layout - Swept Path Analysis - Fire Tender dated 24th July 2018

Received by the Local Planning Authority on 20th March 2019

ECOSA Ecological Impact Assessment ref. 4513.F0 dated 15th March 2019

Key Land Estates Design and Access Statement dated February 2019

Paragon Vehicle Noise Assessment ref. 4266\_VNA\_1 dated 31st July 2018

Affordable Housing and Energy/Sustainability Statement Received by the Local Planning Authority on 20th March 2019

Harrison Arboriculture Arboricultural Impact Assessment and Method Statement ref. 16012802/25/2019 dated 28th May 2019 Received by the Local Planning Authority on 31st May 2019.

2. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 3 and 4 could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking.

Date: 6 August 2019



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3. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable 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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on 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.