

**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: Mr Simon Millett
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 181571
Application type: Full Planning Approval

Applicant: Manjit Gill

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

Proposal: Change of use of ground floor to Class A3 café/restaurant, part single, part two-storey rear extension, changes to shopfront and kitchen extract equipment on rear flat roof

At: 60 Christchurch Road Reading RG2 7AZ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 February 2019



SDV
Head of Planning, Development
& Regulatory Services

Application At: 60 Christchurch Road Reading RG2 7AZ

Application No: 181571

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed change of use would not maintain the vitality and viability of this local centre, due to the loss of an A1 shop unit, and would have a detrimental effect on the diversity of the centre contrary to Adopted Core Strategy Policy CS27 and Sites and Detailed Policies Document Policy DM13.
2. No assessment has been provided of the likelihood of odours and proposals to ensure that odour nuisance will be prevented. Therefore the proposed scheme could lead to odour nuisance which would have a detrimental effect on residential amenity contrary to Adopted Sites and Detailed Policies Document Policy DM4.
3. The proposed bin storage is considered to be insufficient in size to serve both the needs of the proposed mixed commercial and residential development and its layout is unsatisfactory with the storage for commercial and residential uses being combined. This would not comply with Adopted Core Strategy Policy CS2 and the Council's Waste Management Guidelines. Insufficient space for waste is also likely to lead to detrimental effects on amenity with respect to odour, contrary to Adopted Sites and Detailed Policies Policy DM4.

INFORMATIVES

1. 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.
2. The refusal relates only to the following plans and drawings as received by the local planning authority:

Date: 4 February 2019



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Received 19th October 2018:

Floor Plans as Existing [ground and first] - Drawing no: 308-01-00
Floor Plans 2 as Existing [second and roof] - Drawing no: 308-01-01
Block and Roof Plan as Existing - Drawing no: 308-02-01
Elevations as Existing - Drawing no: 308-02-02
Block and Roof Plan as Proposed - Drawing no: 308-02-10
GF & FF Proposed Floor Plans - Drawing no: 308-03-10 Rev P
SF & RF Plans Proposed - Drawing no: 308-03-11 Rev P

Received 30/11/19:

Site Location Plan as Existing - Drawing no: 308-02-00 Rev P1

Other information/documents:

Acoustic Assessment of Proposed Mechanical Equipment at 60 Christchurch Road, Reading, Report ref: 180409-R001, dated June 2018, prepared by ACA Acoustics, received 9th October 2018

Date: 4 February 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.