

**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 Rod Navarrete
Home Plan Design Services
27b High Street
Highworth
Swindon
SN6 7AG

Application No: 181728
Application type: Full Planning Approval

Applicant: Mr S Gupta

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

Proposal: Retrospective change of use from C3 residential dwellinghouse to an 8 bedroom sui generis House in Multiple Occupation

At: 14 Boston Avenue Reading RG1 6JU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 14 December 2018



Head of Planning, Development
& Regulatory Services

Application At: 14 Boston Avenue Reading RG1 6JU

Application No: 181728

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The original property is not of a size that is suitable for conversion to a sui generis HMO and the property falls significantly below the standards sought by Policy DM8 of the Sites and Detailed Policies Document for conversion. This is reflected in the poor standard of accommodation provided and the retrospective change of use is therefore harmful to the existing and future occupants of the property and the character of the surrounding area and contrary to Policy DM8 (Residential Conversions) of the Sites and Detailed Policies Document, Policy CS18 (Residential Conversions) of the Core Strategy and the Residential Conversions Supplementary Planning Document.
2. The retrospective change of use to a sui generis HMO has resulted in the loss of a property that could be occupied as a single family dwelling. As such the application does not comply with Policy DM8 (Residential Conversions) of the Reading Borough SDPD, Policy CS18 of the Reading Borough LDF Core Strategy and the Residential Conversions Supplementary Document.
3. The application fails to provide for adequate bin and cycle storage and therefore does not provide suitable facilities for the occupiers resulting in harm to their amenities contrary to policies CS18 (Residential Conversions) and CS24 (Car/Cycle Parking) of the Core Strategy and DM8 (Residential Conversions) and DM12 (Access, Traffic and Highway-Related Matters) of the Sites and Detailed Policies Document and the Council's Supplementary Planning Document - Residential Conversions SPD (2013).
4. The existing external laundry room is harmful to the living environment of neighbouring properties in terms of noise and disturbance and is an indication of over intensification in the use of the property and is therefore contrary to policy CS18 (Residential Conversions) of the Core Strategy and DM4 (Safeguarding Amenity) and DM8 (Residential Conversions) of the Sites and Detailed Policies Document and the Council's Supplementary Planning Document - Residential Conversions SPD (2013).
5. The retrospective change of use to a sui generis HMO fails to provide adequate communal space for existing and future occupants and is therefore contrary to policy CS18 (Residential Conversions) of the Core Strategy, DM8 (Residential Conversions) of the Sites and Detailed Policies Document and the Council's Supplementary Planning Document - Residential Conversions SPD (2013).

Date: 14 December 2018



Head of Planning, Development
& Regulatory Services

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant however, it has not been possible overcome the concerns raised 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:
Drawing No: 1870.1 - Existing/Proposed, received on 2nd October 2018
Block Plan, received on 28th November 2018
3. The applicant is advised that the unauthorised use of the property as a sui generis HMO has now been referred to the Council's Planning Enforcement team.

Date: 14 December 2018



Head of Planning, Development
& Regulatory Services

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.