

**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: ET Planning Ltd
Beechey House
87 Church Street
Crowthorne
RG45 7AW

Application No: 190071
Application type: Full Planning Approval

Applicant: Mr M Ashworth

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

Proposal: Change of use from dwellinghouse(C3) to 7-bed HMO (Sui Generis) facilitated by a hip-to-gable roof enlargement and rear dormer for loft conversion, front rooflights, and erection of single storey rear extension

At: 18 Goldsmid Road Reading RG1 7YB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

BCN

Date: 15 March 2019



Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The conversion of the property from a C3 dwelling to Sui Generis HMO (7 person) would have a detrimental effect on the character of the area by exacerbating the number of HMOs in the area and reduce the number of single dwellinghouses. The percentage of applicable properties in HMO use within 50m of the property (including the site) is 38%, in excess of the target threshold of under 25% as defined in Reading Borough Council's adopted Residential Conversions Supplementary Planning Document (2013). This has a negative impact on the mixed and sustainable community and is contrary to policy DM8: Residential Conversions, of Reading Borough Council's Sites and Detailed Policies Document (adopted 2012, altered 2015).
2. Due to the size of the dwelling, its respective plot, the internal arrangement of the proposed 7-person HMO and the lack of sufficient outlook from the communal area, the proposal would fail to provide a suitable level of amenity for future occupants contrary to Policy DM4 (Safeguarding Amenity) of the Core Strategy of the Reading Borough Local Development Framework (2008) and the Residential Conversions SPD.
3. The alterations to the roof, individually and cumulatively represent a harmful design and appearance in context to immediate area, do not complement the existing property and detracts from the property's original character. The proposed development is therefore contrary to Core Strategy Policy CS7 (Design and the Public Realm) Policy CS35 (Protection and enhancement of the Historic Environment), Policy DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

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

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granted. However, that has not been possible within the prescribed target timescale and therefore the decision to refuse planning permission has been taken.

2. The following plans and supporting information has been considered as part of this application:

Dwg No. 259-A1-00 Rev B - Existing

Dwg No. 259-A1-04 Rev D - Proposal (loft conversion)

As received 16 January 2019

Dwg No. 259-A1-04 Rev E - Proposal (loft conversion)

As received 12 February 2019

Dwg No. 259-A3-05 - Bike Store

Dwg No. 259-A1-04 Rev F - Proposal (loft conversion)

As received 13 February 2019

Other documents:

Planning Statement, prepared by ET Planning

18 Goldsmid Road, Reading - Preliminary Bat Survey

Heritage Statement

CIL form

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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.