

**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: Town Planning Experts
58 Northern Road
Cosham
PO6 3DT

Application No: 181953
Application type: Full Planning Approval

Applicant: Mr Jay Chauhan

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

Proposal: External alterations to existing outbuilding

At: Wantage Road Post Office 180 Wantage Road Reading RG30 2SJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 January 2019



Head of Planning, Development
& Regulatory Services

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Application At: Wantage Road Post Office 180 Wantage Road Reading RG30 2SJ

Application No: 181953

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The applicant has failed to provide an accurate description of development and due to the poor quality drawings submitted and the number of inaccuracies within the drawings it is not possible to assess and determine the application fully.
2. By reason of its size, appearance and design the proposal is considered to represent an overdevelopment and over-intensive use of the site that is considered out of character with the area. The proposal is considered out of keeping with the existing built form and spaces around buildings within the surrounding area and fails to make a positive contribution to the character of the area in terms of the pattern of development. The proposal is therefore contrary to Policy DM11 of the Sites and Detailed Policies Document, Policy CS7 (Design and the Public Realm) and Policy CS15 of the Core Strategy (2008).
3. By reason of its location, rear facing windows into the garden, footpath to the side and bin storage to the rear, the proposal is considered harmful to the living environment of future occupiers in terms of loss of privacy, overlooking, noise and disturbance and is therefore contrary to policy DM4 of the Sites and Detailed Policies Document.
4. The proposal fails to provide adequate internal living space in line with the Department for Communities and Local Government - Technical Housing Standards - Nationally Described Space Standards. The proposal is therefore considered harmful to the living environment of future occupiers of the proposal by the creation of substandard living accommodation which is contrary to Policies DM4, DM10 and DM11 of the Sites and Detailed Policies Document.
5. The cumulative impact of the proposed dwelling and the extension previously permitted on the main property significantly reduces the level of amenity space available and would provide a garden for the site that is much smaller than the neighbouring gardens which does not respect the size and character of other similar spaces within the surrounding area. The proposal is therefore contrary to policy DM10 of the Sites and Detailed Policies Document.

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6. By reason of its size and height the proposal is considered harmful to the living environment of neighbouring properties in terms of visual dominance and overbearing effects and is therefore contrary to policy DM4 of the Sites and Detailed Policies Document.

7. In the absence of a completed legal agreement to secure an acceptable contribution towards provision of Affordable Housing elsewhere in the Borough, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable, inclusive mixed and balanced communities. As such the proposal is contrary to Policy DM6 of the Sites and Detailed Policies Document 2012 and Affordable Housing Supplementary Planning Document 2013.

INFORMATIVES

1. This decision relates to the following plans and drawings:

Drawing No: 18001-0-010 Rev T4 - Ground Floor Plan Existing

Drawing No: 18001-0-011 Rev T4 - First Loft and Roof Floor Plan Existing

Drawing No: 18001-0-020 T4 - Sections Existing

Drawing No: 18001-0-021 T4 - Elevations Existing

Drawing No: 18001-0-022 Rev T4 - Garage Elevations Existing

Drawing No: 18001-0-110-b Rev T4 - Ground Floor Plan

Drawing No: 18001-0-111-b Rev T4 - First Floor Proposed (roof plan) Drawing No: 18001-0-122 Rev T4 - Section and Elevations Proposed

2. Refusal reason 7 (Affordable Housing) can be overcome through securing an appropriate contribution towards the off-site provision of Affordable Housing by Section 106 legal agreement as part of a future application.

3. The local planning authority has worked positively and proactively but due to the level of concerns raised and the inaccuracies and poor quality of the submitted plans the decision to refuse planning permission has been taken.

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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.