

**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: CPL Chartered Architects Application No: 181555
1st Floor Unit A3 Chaucer Business Park Application type: Full Planning Approval
Dittons Road
Polegate
BN26 6QH

Applicant: Mr Mitchell-Baker

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

Proposal: Demolition of existing chapel and church hall. Redevelopment of the site to provide a three storey mixed use development comprising of community halls and ancillary accommodation at ground floor level, 2 x one bedroom flats, 6 x two bedroom flats and 2 x three bedroom flats at the upper floor levels, all with associated external amenity space, car parking and cycle storage.

At: Grovelands Baptist Church Oxford Road Reading RG30 1HJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 14 March 2019



Head of Planning, Development
& Regulatory Services

Application At: Grovelands Baptist Church Oxford Road Reading RG30 1HJ

Application No: 181555

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposal has failed to demonstrate that the loss of the Non-Designated Heritage Asset has been sufficiently outweighed/mitigated by a replacement development of a high quality design. The design is not considered to provide a positive response to the local context as it fails to maintain and enhance the character and appearance of this part of Reading. The proposal would therefore have an adverse impact on the historic environment and the Oxford Road streetscape, contrary to policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF Core Strategy (2008, as amended 2015) and paragraphs 189, 190, 192 and 197 of the NPPF (2019).
2. In the absence of a completed legal agreement to secure:
 - affordable housing of an appropriate tenure - the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable, inclusive mixed and balanced communities, contrary to policies CS15, DM6 and NPPF.
 - contributions towards employment, skills and training - the proposal fails to adequately contribute to the employment, skills or training needs of local people with associated socioeconomic harm, contrary to policies CS3, CS9, DM3 and the Employment, Skills and Training SPD (2013), and
 - 6 no. car parking spaces from the site at land between 2-4 Wilson Road - the proposal fails to provide adequate parking provision contrary to policies CS20, CS24 and DM12.

INFORMATIVES

1. The development hereby refused was assessed using the submitted drawings as received 3rd September 2018 (unless otherwise stated):
 - Location Plan - Drawing no: 100
 - Site Block Plan - Drawing no: 101B
 - Existing Site Plan and Floor Plans Survey - Drawing no: 120
 - Existing Elevations Survey - Drawing no: 130
 - Proposed Elevations North and West - Drawing no: 160E, received 4th March 2019
 - Proposed Elevations South and East - Drawing no: 161C

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- Ground Floor Plan as Proposed - Drawing no: 150H, received 5th March 2019
- First Floor Plan as Proposed - Drawing no: 151D
- Second Floor Plan as Proposed - Drawing no: 152D
- Roof Plan as Proposed - Drawing no: 154B
- Proposed 3D View at Junction of Wilson Road and Oxford Road - Drawing no: 140C
- Proposed Surface Water Drainage Plan - Drawing no: 170A

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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.