

**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:** Space-Q Studio  
250 South Oak Way  
Green Park  
Reading  
RG2 6UG

Application No: 181429  
Application type: Full Planning Approval

**Applicant:** Mrs Veena Masurkar

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

**Proposal:** Part single storey part two storey side and rear extensions, single storey entrance porch, demolition of existing side structure and change of use from a small HMO into two flats.

**At:** 17 Coley Avenue Reading RG1 6LJ

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 21 December 2018



Head of Planning, Development  
& Regulatory Services

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**Application At:** 17 Coley Avenue Reading RG1 6LJ

**Application No:** 181429

**Application type:** Full Planning Approval

### **REASONS FOR REFUSAL**

1. The original property is not of a size that is suitable for conversion to two flats and the property falls below the standards sought by policy DM8 of the Sites and Detailed Policies Document for conversion. The principle of the conversion is therefore not acceptable and is contrary to Policy DM8: Residential Conversions of the Sites and Detailed Policy Document, Policy CS18: Residential Conversions of the Core Strategy and the Residential Conversions Supplementary Planning Document.
2. The proposal would result 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 of the Reading Borough SDPD, Policy CS18 of the Reading Borough LDF Core Strategy, the Council's House Conversions and Houses in and Multiple Occupation Guidance and the Residential Conversions SPD.
3. Due to the layout of the units the proposal is considered harmful to the living environment of future occupiers and neighbouring in terms of noise and disturbance. As such the proposal is 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).
4. The application fails to demonstrate adequate car parking provision and is 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).
5. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough and the objective of creating mixed and balanced communities, and as such is contrary to Policy DM6 (Affordable Housing) of the Reading Borough Sites and Detailed Policies Document 2012 (altered 2015), Affordable Housing Supplementary Planning Document (2013) and para.62 of the NPPF.



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**INFORMATIVES**

1. The assessment of this application is based on the following drawings:  
Drawing No: SQS172-10-101 - Existing And Proposed Floor Plans Received on 13th August 2018  
Drawing No: SQS172-10-100 Rev A - Location And Site/Block Plans Drawing No: SQS172-10-103 Rev A - Proposed Elevations  
Received on 13th November 2018
2. The local planning authority has worked positively and proactively with the applicant however, it has not been possible to overcome the concerns raised and therefore the decision to refuse planning permission has been taken.

Date: 21 December 2018



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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.