

**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 181373
Application type: Full Planning Approval

Applicant: Royal Berkshire Developments

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

Proposal: Erection of 3 storey detached building, comprising 2x1 bed flats and 2x2 bed flats, with associated hard and soft landscaping

At: 97 London Road Reading RG1 5BY

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 12 October 2018



Head of Planning, Development
& Regulatory Services

Application At: 97 London Road Reading RG1 5BY

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REASONS FOR REFUSAL

1. The application site is of an inadequate size and dimension to accommodate the proposed development in terms of its setting and spacing around buildings, amenity space and space for access and parking. Furthermore, due to the siting of the proposed building in close proximity to the site boundaries, the development would result in an uncharacteristically cramped layout of the site, resulting in harm to the existing character and appearance of the area, compromising the setting and integrity of listed buildings. Therefore, the proposal is contrary to Policies CS7 and CS33 of the Core Strategy and Policy DM11 of the Sites and Detailed Policies Document.
2. The proposal, due to its height, bulk and siting in close proximity to the site boundaries, would have a significantly detrimental impact with regard to visually dominant and overbearing effects to 97 and 99 London Road, and with regard to a loss of privacy caused by overlooking to the rear of 95 London Road and 22 Fatherson Road. The proposal therefore fails to provide a suitable level of amenity and privacy to these existing properties commensurate with the prevailing residential character of the area. Therefore, the proposal is contrary to Policies DM4 and DM11 of the Sites and Detailed Policies Document.
3. The proposed internal layout would produce kitchen and living rooms set directly above and below bedrooms. This would cause noise and disturbance to the amenity of future occupiers resulting in poor quality internal environments. Furthermore, the proposed outdoor amenity space would be of insufficient size and with poor usability. Therefore, the proposal is contrary to Policies DM4 and DM10 of the Sites and Detailed Policies Document.
4. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking. The loss of existing parking could result in increased on-street parking on the surrounding roads which are currently over capacity, adversely affecting road safety and the flow of traffic, and in conflict with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.
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 towards the housing needs of Reading Borough and as such is contrary to Policy DM6 of

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the Sites and Detailed Policies Document and the Council's Affordable Housing Supplementary Planning Document.

INFORMATIVES

1. Positive and Proactive Working - refusal

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

2. Pre-app Advice

This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

3. Plans considered

The application was determined in accordance with the following plans and documents, received 07/08/18:

Planning and Heritage Statement, dated July 2018

Drawing No: PL-02 - Existing and Proposed Block Plans

Drawing No: PL-03 - Proposed Site Plan

Drawing No: PL-04 - Proposed Floor Plans

Drawing No: PL-05 - Proposed Elevations

Drawing No: PL-06 - Proposed Street Scene

Drawing No: PL-07 - Indicative 3D Images

3.

Date: 12 October 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 www.planningportal.gov.uk/pcs.

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.