

**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 Planning Bureau Ltd
2 Genesis Business Park
Albert Drive
Woking
Surrey
GU21 5RW

Application No: 171954
Application type: Full Planning Approval

Applicant: McCarthy & Stone

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

Proposal: Demolition of existing buildings and redevelopment to form 25 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping.

At: 3-5 Craven Road Reading RG1 5LE

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 8 February 2018



Head of Planning, Development
& Regulatory Services

Application At: 3-5 Craven Road Reading RG1 5LE

Application No: 171954

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development would result in the complete demolition of a non-designated heritage asset at 3 Craven Road with consequent substantial harm to the asset itself, and harm to the character of the adjacent streets and to the wider Redlands area to the south and east. As such the proposed development is contrary to Policies CS33 and CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015), the National Planning Policy Framework and associated Planning Practice Guidance.
2. The proposed development by reason of its excessive scale and expansive footprint would be overly prominent within its context and would appear as an inappropriate and unsympathetic development that would detract from the appearance of the street scene and the character of the wider Redlands area to the south and east. The proposal would therefore be contrary to Policies CS7 and CS15 of the Reading Borough LDF Core Strategy 2008 (altered 2015), and guidance in the NPPF and PPG.
3. The proposed development by reason of its height, massing and proximity to the neighbouring dwelling at 7 Craven Road, would result in harm to the amenity of this neighbour due to overlooking and loss of privacy. As such the proposal would be contrary to Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS15 of the Reading Borough LDF Core Strategy 2008 (altered 2015).
4. The proposed development would result in the removal of a good quality street tree with consequent harm to the visual amenity, biodiversity and environmental quality of the area. As such the development would be contrary to Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM1 and DM18 of the Reading Borough Sites and Detailed Policies Document 2012 (altered 2015).
5. In the absence of a completed legal agreement to secure an acceptable amount of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy CS16 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Affordable Housing Supplementary Planning Document 2013.

Date: 8 February 2018



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6. In the absence of a completed legal agreement to secure a suitable Employment, Skills and Training Plan, or appropriate alternative financial contribution to allow for employment, skills and training provision, the proposal fails to contribute adequately to the employment skills and training needs of Reading Borough. As such the proposal is contrary to Policies CS3 and CS9 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM3 of the Sites and Detailed Policies Document 2012 (altered 2015) and the Employment Skills and Training Supplementary Planning Document 2013.

7. In the absence of a completed legal agreement to secure necessary off-site highway works, the proposal fails to mitigate its impact on the adjacent highway infrastructure. As such the proposal is contrary to Policies CS20, CS22 and CS23 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2015 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant at pre-application and application stages to set out relevant concerns and alternative approaches. It has not been possible to overcome these concerns in this instance and therefore the decision to refuse planning permission has been taken.

2. This decision relates to the following drawings:

SE-2372-03-AC-001 - Site Location Plan, dated 6 February 2017

SE-2372-03-AC-012 Demolition Site Plan, dated 30 October 2017

SE-2372-03-AC-028 Proposed Ground Floor Plan, dated 30 October 2017

SE-2372-03-AC-029 Proposed First Floor Plan, dated 30 October 2017

SE-2372-03-AC-030 Proposed Second Floor Plan, dated 30 October 2017

SE-2372-03-AC-037 Proposed Elevations 01 (Coloured) - North and East, dated 1 November 2017

SE-2372-03-AC-038 Proposed Elevations 02 (Coloured) South and West, dated 1 November 2017

SE-2372-03-AC-039 Proposed Street Elevations 01 dated 21 November 2017

SE-2372-03-AC-040 Proposed Street Elevations 02 dated 21 November 2017

SE-2188-03-LA-MCS604/Drg 01 Rev.B, Landscape Proposals, dated 18 January 2018.

047.0050.012 Revision B, Amended Relocation of Bus Stop and Post Box, Visibility Splays and Emergency Vehicle Tracking, dated 4 January 2018 IDL/892/07/01, Drainage Layout, dated October 2017

8901/02 Rev.B Tree Protection Plan, dated 7 November 2017



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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.