

**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
First Floor, Unit A3
Chaucer Business Park
Dittons Road
BN26 6QH

Application No: 171086
Application type: Full Planning Approval

Applicant: The Trustees of Reading Community Church

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

Proposal: Demolition of existing church buildings and redevelopment of the site to provide a four storey mixed use development comprised of community halls and ancillary accommodation at ground floor level, car parking and 2 x one bedroom flats and 10 x two bedroom flats at the upper floor levels.

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

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 27 February 2018



Head of Planning, Development
& Regulatory Services

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

Application No: 171086

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REASONS FOR REFUSAL

1. The design is not considered to provide a high quality replacement building which responds positively to the context and would not maintain and enhance the character and appearance of the area. Its height and massing are inappropriate within the area, overly dominant and overbearing, with a top-heavy appearance, alien features such as the open 'grid' façade, and a top floor considered too tall proportionally compared to the main façade contrary to policy CS7.
2. The proposed height and mass of the building along Wilson Road is considered overly dominant within the streetscene, and would not relate well to the neighbouring residential properties contrary to policy CS7.
3. The raised terraces at upper floors to the rear would cause overlooking and the perception of overlooking, and loss of privacy, for surrounding residential properties, and will introduce amenity space at a height uncharacteristic in this area contrary to policy DM4.
4. By virtue of the unacceptability of the design and appearance of the replacement building, the proposed development has failed to justify the loss of the locally important historic building contrary to policy CS33.
5. In the absence of a completed legal agreement to secure contributions towards employment, skills and training, and securing affordable housing of an appropriate tenure, and 6 no. car parking spaces from the site at land between 2-4 Wilson Road, 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,
 - fails to provide adequate parking provision and therefore controls over the development's parking and highway impacts, contrary to policies CS20, CS24 and DM12, and
 - 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).

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INFORMATIVES

1. 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. The following plans have been reviewed:

Received 13th November 2017:

- Site Block Plan - Drawing no: 101A
- Roof Plan as Proposed - Drawing no: 154A

Received 17th January 2018:

- Ground Floor Plan as Proposed - Drawing no: 150C

Received 4th February 2018:

- First Floor Plan as Proposed - Drawing no: 151B
- Second Floor Plan as Proposed - Drawing no: 152B
- Third Floor Plan as Proposed - Drawing no: 153B
- Proposed Elevations North and West - Document no: 160c
- Proposed Elevations South and East - Document no: 161B

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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.