

**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: Mrs Gemma Beazley
The Courtyard Edinburgh Road
Reading
RG30 2UA

Application No: 171802
Application type: Full Planning Approval

Applicant: Kennet Investments Ltd.

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

Proposal: Demolition of existing property and erection of 4 houses (2x3 bed and 2x4 bed)

At: 2 Connaught Close Reading RG30 2UG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 5 January 2018



Head of Planning, Development
& Regulatory Services

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Application At: 2 Connaught Close Reading RG30 2UG

Application No: 171802

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development would appear incongruous within its setting by reason of its uncharacteristic scale, excessive plot coverage and cramped relationship with boundaries with Connaught Close and Elm Park Road. Due to the scale, siting, design, bulk and massing the development is considered an overdevelopment of the site that would be uncharacteristic and visually harmful to Connaught Close and the surrounding area which would fail to make a positive contribution to the character or appearance of the area. The proposal is therefore contrary to Paragraph 64 of the NPPF, Policy CS7 (Design and the Public Realm) of the LDF Core Strategy (2008) and Policy DM11 (Development of Private Residential Gardens) of the Sites and Detailed Policies Document (2012).
2. The proposed development by virtue of its proximity to the boundaries with 1A and 3 Connaught Close and properties on Elm Park Road would be overbearing and visually dominant on the residents of these properties and would create additional noise and disturbance from the proximity of the parking close to 3 Connaught Close which would have a detrimental impact on the amenities of these neighbouring properties. The proposal is therefore contrary to policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document (2012).
3. The proposed access road is unsuitable, due to its substandard width to accommodate the traffic which would be generated by the proposed development. This would have an adverse effect on road safety and the flow of traffic, in conflict with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.
4. The application fails to demonstrate the likely impact of the proposed development upon protected species. As such the proposal is contrary to national planning policy and Policy CS36 of the Reading Borough Core Strategy.
5. Due to the excessive area of hard landscaping at the front of the site and the limited and restricted soft landscaping the proposed development would be out of keeping with the front gardens within Connaught Close which is detrimental to the green suburban character of Connaught Close and fails to enhance the overall tree cover in this area which is contrary to the objectives of the Reading Borough Council Tree Strategy and policies CS7 and CS38 of the Core Strategy.



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6. In the absence of a completed legal agreement to secure an acceptable contribution towards provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable, inclusive mixed and balanced communities. As such the proposal is contrary to Policy DM6 of the Sites and Detailed Policies Document 2012 (altered 2015) and the Council's Affordable Housing Supplementary Planning Document 2013.

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the local planning authority on 13th October 2017: Drawing No: PL-06 - Proposed Site Plan

Drawing No: PL-07 - Proposed Ground & First Floor Plans

Drawing No: PL-08 - Proposed Second Floor & Roof

Drawing No: PL-09 - Proposed Elevations Front & Side West

Drawing No: PL-10 - Proposed Elevations Rear Side East

Drawing No: PL-11 - Street Scene Elevations

Drawing No: PL-12 - 3D Images

2. 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.

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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.