

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

To: Network Rail
1st Floor Temple Point
Redcliffe Way
Bristol
BS1 6NL

Application No: 172192
Application type: Prior Notification

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS A, PART 18 OF SCHEDULE 2 OF THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Network Rail

READING BOROUGH COUNCIL as Local Planning Authority gives notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Prior Approval under Part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) for reconstruction of the footbridge to provide the necessary clearance for the OLE which is to run underneath the structure.

At: Reading West Footbridge Reading West Station Oxford Road Reading

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 31 May 2018



Head of Planning, Development
& Regulatory Services

Application At: Reading West Footbridge Reading West Station Oxford Road Reading
Application No: 172192
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REASONS FOR REFUSAL

1. The proposed bridge, by reason of its height, bulk, and proximity to the neighbouring dwelling at 13A Brunswick Hill, together with its stark functional appearance, would result in an overbearing effect and perceived loss of privacy to this dwelling, harmful to the amenity of occupiers. The bridge ought to be and could reasonably be carried out elsewhere on the land to avoid the harm described. In accordance with the provisions of Part 18, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (amended 2015).
2. The proposed bridge by reason of its height, bulk, stark functional appearance and visually unsympathetic siting relative to existing buildings, would result in harm to the appearance of the street-scene within Brunswick Hill with consequent injury to the visual amenity of the neighbourhood. The bridge ought to be and could reasonably be carried out elsewhere on the land and the design modified in order to avoid the harm described. In accordance with the provisions of Part 18, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Policy CS7 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (amended 2015).

INFORMATIVES

1. This decision relates to the following drawings:
W1088E-JMS-DRG-ECV-040003 A03 Proposed Site Plan
W1088E-JMS-DRG-ECV-040101 C02 Proposed General Arrangement Plan
W1088E-JMS-DRG-ECV-040301 P01 Proposed Typical Elevation and Section Details (dated 18/5/18)

W1088E-JMS-DRG-ECV-040300 P01 Proposed Staircase Elevations (dated 17/5/18)
W1088E-JMS-SKE-ECV-040104 Preferred Sheeting Option (dated 17/5/18)
2. The local planning authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow Prior Approval to be granted. However, that has not been possible and therefore the decision to refuse Prior Approval has been made.



Date: 31 May 2018

Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 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.