

**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: UPP Projects Ltd
40 Gracechurch Street
London
EC3V 0BT

Application No: 172045
Application type: Full Planning Approval

Applicant: University of Reading

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

Proposal: Construction of 836 new student bedrooms, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping. Demolition of the existing student accommodation block at New Court, the SETS building, the warden's house, no. 4 Sherfield Drive, the reception and common room, (resubmission of application ref. 161182) (amended description).

At: St Patricks Hall 20 Northcourt Avenue Reading RG2 7HB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 23rd February 2018



Head of Planning, Development
& Regulatory Services

Application At: St Patricks Hall 20 Northcourt Avenue Reading RG2 7HB

Application No: 172045

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development would harm the character and amenity of the surrounding area for the following reasons:

- i) the uncharacteristic height and mass of the proposal produces an obtrusive, overbearing appearance, which would fail to maintain or enhance the distinctive characteristics of the existing halls of residence site and those of the surrounding residential area;
- ii) the excessive height and mass of the proposal would harm the setting of the non-designated heritage asset 'Pearson's Court';
- iii) the overly high density of accommodation proposed and consequent numbers of students would harm the mix and balance of the existing residential community;
- iv) the proposal would result in a harmful loss of mature trees of amenity and habitat value;

As such the proposal would be an overdevelopment of the site and contrary to Policies CS7, CS15, CS33, CS36 and CS38 of the Reading Borough LDF Core Strategy and national policy contained within the NPPF and associated Planning Practice Guidance.

2. The proposed development, by reason of the increase in residential accommodation and lack of parking provision, would lead to unacceptable additional pressure on parking on surrounding streets. As such the proposal is contrary to Policies CS20 and CS24 of the Reading Borough LDF Core Strategy and national policy contained within the NPPF and associated Planning Practice Guidance.

3. In the absence of a completed legal agreement to secure:

- i) provision and implementation of a travel plan, to be submitted within 3 months of first occupation and including 3 yearly review mechanism;
- ii) a restriction on the use of the site to sui generis university halls of residence only;
- iii) implementation of the student accommodation management plan, including annual review;
- iv) an acceptable mitigation plan or equivalent contribution towards the provision of Employment, Skills and Training for the construction and end user phases of the development;
- v) an acceptable contribution towards the provision and ongoing maintenance of 4 street trees on the eastern side of Northcourt Avenue opposite the site;

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vi) an acceptable contribution towards the upgrade of the pedestrian crossing immediately to the south east of the Shinfield Road/Northcourt Avenue junction;
vii) provision and implementation of a 10 year Local Wildlife Site Management Plan for the Whitley Park Farm/St Patricks Hall Pond LWS;
the proposal fails to provide adequate controls over the use of the development, including its highways and other travel impacts, contrary to Policies DM4, DM12, CS20, CS22, CS23 and CS24 and the Revised Parking Standards and Design SPD 2011. The proposal also fails to contribute adequately 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).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant at pre-application and application stages in seeking to address areas of concern in respect of the proposed development.

2. This decision relates to the following drawings:

StP-WIA-00-GF-DR-A-000003 Rev.B, dated 24 January 2018 - Proposed Site Plan

StP-WIA-00-GF-DR-A-000004 Rev.B, dated 25 January 2018 - Proposed Building Levels Plan

StP-WIA-00-ZZ-DR-A-010300_A Rev.A dated 24 January 2018 - Block AB Sections

StP-WIA-00-ZZ-DR-A-010301_A Rev.A dated 24 January 2018 - Block AB Sections

StP-WIA-00-GF-DR-A-010100_A Rev.A dated 24 January 2018 - Block AB - Ground Floor

StP-WIA-00-01-DR-A-010101_A Rev.A dated 24 January 2018 - Block AB - First Floor

StP-WIA-00-02-DR-A-010102_A Rev.A dated 24 January 2018 - Block AB- Second Floor

StP-WIA-00-03-DR-A-010103_A Rev.A dated 24 January 2018 - Block AB - Third Floor

StP-WIA-00-04-DR-A-010104_A Rev.A dated 24 January 2018 -Block AB - Fourth Floor

StP-WIA-00-06-DR-A-010106_A Rev.A dated 24 January 2018 - Block AB - Roof Plan

StP-WIA-00-ZZ-DR-A-010200_A Rev.A dated 24 January 2018 - Block AB - Elevations

StP-WIA-00-ZZ-DR-A-010201_A Rev.A dated 24 January 2018 - Block AB - Elevations

StP-WIA-00-ZZ-DR-A-020200 dated November 2017 - Block CD Elevations

StP-WIA-00-ZZ-DR-A-020201 dated November 2017 - Block CD Elevations

StP-WIA-00-GF-DR-A-020100 dated November 2017 - Block CD - Ground Floor

StP-WIA-00-01-DR-A-020101 dated November 2017 - Block CD - First Floor

StP-WIA-00-02-DR-A-020102 dated November 2017 - Block CD - Second Floor

StP-WIA-00-03-DR-A-020103 dated November 2017 - Block CD- Third Floor



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StP-WIA-00-04-DR-A-020104 dated November 2017 - Block CD - Fourth Floor
StP-WIA-00-05-DR-A-020105 dated November 2017 - Block CD - Roof Plan
StP-WIA-00-ZZ-DR-A-020300 dated November 2017 - Block CD - Sections
StP-WIA-00-ZZ-DR-A-030200 dated November 2017 - Block EFG Elevations
StP-WIA-00-ZZ-DR-A-030201 dated November 2017 - Block EFG Elevations
StP-WIA-00-ZZ-DR-A-030202 dated November 2017 - Block EFG Elevations
StP-WIA-00-GF-DR-A-030100 dated November 2017 - Block EFG Ground Floor Core E
StP-WIA-00-GF-DR-A-030101 dated November 2017 - Block EFG - Ground Floor Core FG
StP-WIA-00-01-DR-A-030102 dated November 2017 - Block EFG - First Floor Core E
StP-WIA-00-01-DR-A-030103 dated November 2017 - Block EFG - First Floor Core FG
StP-WIA-00-02-DR-A-030104 dated November 2017 - Block EFG - Second Floor Core E
StP-WIA-00-02-DR-A-030105 dated November 2017 - Block EFG - Second Floor Core FG
StP-WIA-00-03-DR-A-030106 dated November 2017 - Block EFG - Third Floor Core E
StP-WIA-00-03-DR-A-030107 dated November 2017 - Block EFG - Third Floor Core FG
StP-WIA-00-04-DR-A-030108 dated November 2017 - Block EFG - Roof Plan Core E
StP-WIA-00-04-DR-A-030109 dated November 2017 - Block EFG - Roof Plan Core FG
StP-WIA-00-ZZ-DR-A-030300 dated November 2017 - Block EFG - Sections
StP-WIA-00-ZZ-DR-A-030301 dated November 2017 - Block EFG - Sections
StP-WIA-00-GF-DR-A-040100 dated November 2017 - Block H - Ground Floor
StP-WIA-00-01-DR-A-040101 dated November 2017 - Block H - First Floor
StP-WIA-00-02-DR-A-040102 dated November 2017 - Block H - Second Floor
StP-WIA-00-03-DR-A-040103 dated November 2017 - Block H - Roof Plan
StP-WIA-00-ZZ-DR-A-040200 dated November 2017 - Block H Elevations
StP-WIA-00-ZZ-DR-A-040300 dated November 2017 - Block H Sections
StP-WIA-00-ZZ-DR-A-050300 Rev. B, dated 18 January 2018 - Block I Sections
StP-WIA-00-ZZ-DR-A-050200 Rev. A, dated 16 January 2018 - Block I Elevations
StP-WIA-00-GF-DR-A-050100 Rev. A, dated 16 January 2018 - Block I Ground Floor
StP-WIA-00-01-DR-A-050101 Rev. A, dated 16 January 2018 - Block I First Floor
StP-WIA-00-02-DR-A-050102 Rev. A, dated 16 January 2018 - Block I Roof Plan
3025_L_SW_1_01, dated 16 January 2018 - Block I Softworks

StP-WIA-00-GF-DR-A-060100 dated November 2017 - Block J - Ground Floor
StP-WIA-00-01-DR-A-060101 dated November 2017 - Block J - First Floor
StP-WIA-00-02-DR-A-060102 dated November 2017 - Block J - Second Floor
StP-WIA-00-03-DR-A-060103 dated November 2017 - Block J - Third Floor
StP-WIA-00-04-DR-A-060104 dated November 2017 - Block J - Roof Plan
StP-WIA-00-ZZ-DR-A-060200 dated November 2017 - Block J Elevations
StP-WIA-00-ZZ-DR-A-060300 dated November 2017 - Block J Sections
StP-WIA-00-GF-DR-A-070100 dated November 2017 - Block K - Ground Floor
StP-WIA-00-01-DR-A-070101 dated November 2017 - Block K - First Floor



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StP-WIA-00-02-DR-A-070102 dated November 2017 - Block K - Second Floor
StP-WIA-00-03-DR-A-070103 dated November 2017 - Block K - Third Floor
StP-WIA-00-04-DR-A-070104 dated November 2017 - Block K - Roof Plan
StP-WIA-00-ZZ-DR-A-070200 dated November 2017 - Block K - Elevations
StP-WIA-00-ZZ-DR-A-070201 dated November 2017 - Block K - Elevations
StP-WIA-00-ZZ-DR-A-070300 dated November 2017 - Block K - Sections
StP-WIA-00-GF-DR-A-080100 dated November 2017 - Block L - Ground Floor
StP-WIA-00-01-DR-A-080101 dated November 2017 - Block L - First Floor
StP-WIA-00-02-DR-A-080102 dated November 2017 - Block L - Second Floor
StP-WIA-00-03-DR-A-080103 dated November 2017 - Block L - Third Floor
StP-WIA-00-04-DR-A-080104 dated November 2017 - Block L - Roof Plan
StP-WIA-00-ZZ-DR-A-080200 dated November 2017 - Block L - Elevations
StP-WIA-00-ZZ-DR-A-080300 dated November 2017 - Block L - Sections
StP-WIA-00-GF-DR-A-090100 dated November 2017 - Block SETS - Ground Floor
StP-WIA-00-01-DR-A-090101 dated November 2017 - Block SETS - First Floor
StP-WIA-00-02-DR-A-090102 dated November 2017 - Block SETS - Second Floor
StP-WIA-00-03-DR-A-090103 dated November 2017 - Block SETS - Third Floor
StP-WIA-00-04-DR-A-090104 dated November 2017 - Block SETS - Roof Plan
StP-WIA-00-ZZ-DR-A-090200 dated November 2017 - Block SETS - Elevations
StP-WIA-00-ZZ-DR-A-090300 dated November 2017 - Block SETS - Sections
StP-WIA-00-GF-DR-A-100100 dated November 2017 - CHP, Water Tanks,
HV/LV - Ground Floor
StP-WIA-00-01-DR-A-100101 dated November 2017 - CHP, Water Tanks,
HV/LV - Roof Plan
StP-WIA-00-ZZ-DR-A-100200 dated November 2017 - CHP Elevations
StP-WIA-00-ZZ-DR-A-100300 dated November 2017 - CHP Section
StP-WIA-00-GF-DR-A-110100 dated November 2017 - URSL - Proposed Ground Floor
StP-WIA-00-GF-DR-A-110101, dated November 2017 - URSL - Proposed Roof Plan
StP-WIA-00-ZZ-DR-A-110200 dated November 2017 - URSL - Proposed Elevations
StP-WIA-00-ZZ-DR-A-110201 dated November 2017 - URSL - Proposed Elevations
StP-WIA-00-ZZ-DR-A-110300 dated November 2017 - URSL - Proposed Sections
StP-WIA-00-ZZ-DR-A-110301 dated November 2017 - URSL - Proposed Sections
StP-WIA-00-ZZ-DR-A-120203 dated January 2018 - Proposed Elevations - Pearsons
StP-WIA-00-ZZ-DR-A-200300 dated 2 November 2017 Standard Bedroom Strip Section
and Elevations
StP-WIA-00-ZZ-DR-A-200301 dated 2 November 2017 Standard Bedroom Strip Section
and Elevation
StP-WIA-00-ZZ-DR-A-200900 dated November 2017 Standard Bedroom Plan
StP-WIA-00-ZZ-DR-A-200901 dated November 2017 Standard Bedroom Elevations
StP-WIA-00-ZZ-DR-A-200902 dated November 2017 Ensuite Bedroom Plan



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StP-WIA-00-ZZ-DR-A-200903 dated November 2017 Ensuite Bedroom Elevations
StP-WIA-00-ZZ-DR-A-200904 dated November 2017 Ensuite Bedroom Elevations
StP-WIA-00-ZZ-DR-A-200905 dated November 2017 Townhouse Bedroom Plan
StP-WIA-00-ZZ-DR-A-200906 dated November 2017 Townhouse Bedroom Elevations
StP-WIA-00-ZZ-DR-A-200907 dated November 2017 Townhouse Bedroom (Corner A) Plan
StP-WIA-00-ZZ-DR-A-200908 dated November 2017 Townhouse Bedroom (Corner A) Plan
StP-WIA-00-ZZ-DR-A-200909 dated November 2017 Townhouse Bedroom (Corner A) Elevations
StP-WIA-00-ZZ-DR-A-200910 dated November 2017 Townhouse Bedroom (Corner B) Plan
StP-WIA-00-ZZ-DR-A-200911 dated November 2017 Townhouse Bedroom (Corner B) Elevations
StP-WIA-00-ZZ-DR-A-200912 dated November 2017 Townhouse Bedroom (Corner B)
StP-WIA-00-ZZ-DR-A-200913 dated November 2017 Townhouse Bedroom (Dormer) Plan
StP-WIA-00-ZZ-DR-A-200914 dated November 2017 Townhouse Bedroom (Dormer) Elevations
StP-WIA-00-ZZ-DR-A-200915 dated November 2017 Access Standard Bedroom Plan
StP-WIA-00-ZZ-DR-A-200916 dated November 2017 Access Standard Bedroom Elevations
StP-WIA-00-ZZ-DR-A-200917 dated November 2017 Access Standard Bedroom Elevations
StP-WIA-00-ZZ-DR-A-200918 dated November 2017 Access Ensuite Bedroom Plan
StP-WIA-00-ZZ-DR-A-200919 dated November 2017 Access Ensuite Bedroom Elevations
StP-WIA-00-ZZ-DR-A-200920 dated November 2017 Access Ensuite Bedroom Elevations
StP-WIA-00-ZZ-DR-A-000018 dated November 2017 - Proposed Site Section AA
StP-WIA-00-ZZ-DR-A-000019 Rev.A dated 24 January 2018 - Proposed Site Section BB
StP-WIA-00-ZZ-DR-A-000020 Rev.A dated 24 January 2018 - Proposed Site Section CC
StP-WIA-00-ZZ-DR-A-000021 Rev.A dated 24 January 2018 - Proposed Site Section DD
StP-WIA-00-ZZ-DR-A-000022 Rev.A dated 24 January 2018 - Proposed Site Section EE
StP-WIA-00-ZZ-DR-A-000024 Rev.A dated 24 January 2018 - Proposed Site Section GG
StP-WIA-00-ZZ-DR-A-000025 Rev.A dated 24 January 2018 - Proposed Site Section HH
StP-WIA-00-ZZ-DR-A-000026, dated November 2017 - Proposed Site Section II
StP-WIA-00-GF-DR-A-000003 Rev.B, dated 24 January 2018 - Proposed Site Plan
StP-WIA-00-GF-DR-A-000004 Rev.A, dated 16 January 2018 - Proposed Building Levels Plan
StP-WIA-00-GF-DR-A-000005 dated November 2017 - Bin Store Floor,
StP-WIA-00-GF-DR-A-000006 dated November 2017 - Bike Store Floor
StP-WIA-00-GF-DR-A-000007 dated January 2018 - Bike Store Floor
Topographical Survey DB1639-TOPO Sheet 1of5 dated 10 December 2015
Topographical Survey DB1639-TOPO Sheet 2of5 dated 10 December 2015
Topographical Survey DB1639-TOPO Sheet 3of5 dated 10 December 2015
Topographical Survey DB1639-TOPO Sheet 4of5 dated 10 December 2015
Topographical Survey DB1639-TOPO Sheet 5of5 dated 10 December 2015



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3025_L_TP_0_01 rev.02 Tree Retention and Removal Plan dated 25 January 2018
3025_L_PC_0_01 dated 25 January 2018 - Parking and Cycle Provision Plan

3. Reason for refusal number 3 can be overcome on submission of a new application (or appeal) by providing a completed S106 legal agreement to secure the required planning obligations.

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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.