



Reading
Borough Council
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**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: Independent
14 Verbena Close
Winnersh
RG41 5ST

Application No: 180721
Application type: Full Planning Approval

Applicant: Mr Shahid Tufail

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

Proposal: Part single and part two storey side and rear extension to provide one additional self-contained residential unit (Class C3) at ground floor level and alterations to the existing ground and first floor flats (amended description)

At: 52 Gower Street Reading

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

SFB

Date: 3 October 2018

Head of Planning, Development
& Regulatory Services

Application At: 52 Gower Street Reading

Application No: 180721

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development, by reason of its convoluted design would create cramped layout which would contrast unsympathetically with, and result in harm to the existing pattern of development and to the character and appearance of the area, exacerbating a large blank façade to the side of the building. The proposal therefore represents an overdevelopment of the site, contrary to Policy CS7 (Design and the Public Realm) of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM9 (House Extensions and Ancillary Accommodation) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).
2. The proposed development, by reason of its internal layout and reconfiguration, would cause a significant detrimental impact to the living environment of current/future occupiers of the existing ground floor flat and future occupiers of the newly created ground floor flat, contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).
3. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to policy CS9 (Infrastructure, Services, Resources and Amenities) of the Reading Borough LDF Core Strategy 2008 (Altered 2015), policies DM3 (Infrastructure Planning) and DM6 (Affordable Housing) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015), and the Council's Adopted Affordable Housing Supplementary Planning Document 2013.

INFORMATIVES

1. The decision relates to the following drawings and documents:

PL/A397/01 - Existing Ground and First Floor Plans, as received 29/04/18

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PL/A397/03 - Existing Elevations, as received 29/04/18

PL/A397/05 Rev A - Location and Site Plan, as received 11/06/18

PL/A397/02 Rev A - Proposed Ground and First Floor Plans, as received 11/06/18

PL/A397/04 Rev A - Proposed Elevations, as received 11/06/18

Planning Statement, as received 11/06/18

Letter from Samuel James 'Re: The Studio, 52 Gower Street, Reading, RG1 7PE', dated 20/07/18, as received 23/07/18

Letter from Sansome George 'Re: Proposed Extension / New Dwellings & Market Appraisal - 54 Gower Street, Reading, Berkshire, RG1 7PE', dated 12/07/18, as received 23/07/18

2. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice.

3. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 3 could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking for a scheme that was in all other respects acceptable.

4. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.

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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.