

**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: The Harris Partnership
101 London Road
Reading
RG1 5BY

Application No: 171014
Application type: Full Planning Approval

Applicant: Mr & Mrs Parmod & Vinod Sharma

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

Proposal: Construction of 9 dwellings (flats) for multiple occupation (Class C4), accommodating 27 bedrooms with associated 7 parking spaces, bicycle store, motorbike store and bin stores with bins collection point and landscaping. Demolition of existing former petrol station building with canopy.

At: 28 Wokingham Road Reading RG6 1JQ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 25 September 2017



Head of Planning, Development
& Regulatory Services

Application At: 28 Wokingham Road Reading RG6 1JQ

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REASONS FOR REFUSAL

1. The proposal would result in a building of overly-dominant massing and built form with a cramped, overdeveloped, character in relation to the site and in relation to 2 Hamilton Road. This unsympathetic arrangement would be substantially worsened by the position of the proposed building well-forward of the neighbouring building at 2 Hamilton Road. The proposal would therefore represent an incongruous, jarring and obtrusive development that would be harmful to the character and appearance of the street scene and harmful to the setting of the adjacent South Park Conservation Area. The proposal is contrary to Policies CS7 and CS33 on this basis.
2. The lack of space for soft landscaping (including tree planting), and the extent of the proposed parking areas and other hard surfacing within the proposed development, in combination with the large expanse of building proposed, would result in stark and unattractive frontage, harmful to the street scene and harmful to the setting of the adjacent conservation area. The proposal is therefore contrary to Policies CS7, CS33, CS38 and DM18 and the Council's adopted Tree Strategy (2010).
3. The proposed building by reason of its scale and large number of windows arrayed in close proximity to the rear boundaries of the site would result in a strong perception of overlooking of neighbouring properties in Eastern Avenue, including their private garden areas, with consequent harm to the amenity of neighbouring occupiers. The proposal is therefore contrary to Policy DM4.
4. The proposal represents an overly intensive use of the site with insufficient indoor living space and outdoor amenity space to serve future occupiers. As such the proposal would offer an inadequate standard of amenity for future occupiers, contrary to Policies DM4 and DM10.
5. 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 and the objective of creating mixed and balanced communities and as such is contrary to Policy DM6, Affordable Housing Supplementary Planning Document (2013) and para. 50 of the NPPF.

Date: 25 September 2017



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INFORMATIVES

1. This decision relates to the following drawings:

14198-109 Rev.F Rear/South-West Elevation dated 22 September 2017

14198-110 Rev. E Side/S-E & S-W Elevations dated 22 September 2017

14198-113 Rev.E Proposed Site Layout dated 4 September 2017

14198-114 Rev.G Proposed Ground Floor Plan dated 12 September 2017

14198-115 Rev.D Proposed First Floor Plan dated 4 September 2017

14198-116 Rev.E Proposed Attic Floor Plan dated 4 September 2017

14198-117 Proposed Street Scenes & Section dated 4 September 2017

2. The local planning authority has worked positively and proactively with the applicant to identify concerns at an early stage in the application and to attempt to resolve these concerns.

3. Reason for refusal 5 (Affordable Housing) may be overcome by either:

i) the completion of a legal agreement to secure an appropriate level of affordable housing on site or a financial contribution towards providing affordable housing off-site

or

ii) the submission of a comprehensive viability report to justify no affordable housing provision in this case.

Date: 25 September 2017



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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.