



**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: M D Howlett Associates Ltd
76 Kidmore Road
Caversham
Reading
RG4 7NA

Application No: 170975
Application type: Full Planning Approval

Applicant: Erleigh Enterprises Ltd

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

Proposal: Part single- part two-storey rear extension and conversion of enlarged existing HMO to form a six-person HMO above a self-contained basement flat.

At: 48 Watlington Street Reading RG1 4RS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 6 October 2017

Head of Planning, Development
& Regulatory Services *LEB*



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REASONS FOR REFUSAL

1. The proposal would result in a poor standard of accommodation for the two-bedroom basement unit in a number of respects. The outlook to the proposed front bedroom would be poor, looking out onto the steps down to the cycle store and a parked car, which will also adversely affect daylight and sunlight penetration. Light levels to large parts of both the living/kitchen/dining room and bedroom 2 would be poor. Both of these rooms would suffer from a feeling of constriction due to their narrowness to the west and the majority of the area of the kitchen/living/dining room being set further back. The light penetration and feeling of constriction would be exacerbated by the relatively low ceiling height. Both bedroom 2 and the area of the flat overall would be substandard for four persons (as a family unit). For the above reasons, the standard of accommodation presented for this new family dwelling would have a significant detriment impact on the living conditions of the occupants in terms of access to adequate sunlight and daylight and poor outlook. The proposal has therefore failed to demonstrate an acceptable level of residential amenity, contrary to) Policy CS18 (Residential Conversions) of the Reading Borough LDF: Core Strategy (2008, altered 2015); and policies DM4 (Safeguarding Amenity) and DM8 (Residential Conversions) of the Reading Borough LDF: Sites and Detailed Policies Document (2015, as altered 2015) and the Council's adopted Supplementary Planning Document, 'Residential Conversions' (2013).

2. The proposal would produce an unacceptably reduced and convoluted communal area for the C4 Small HMO, with little usable space, being long and narrow and having multiple doorways. The garden access stairs for the HMO and the communal room and plant room above would be intrusive to the basement flat through noise disturbance and the external stairs would represent a poor design solution in the Eldon Square Conservation Area, to the detriment of views from The Grove. Therefore, the design would produce a poor external design, stacking and internal layout arrangement to the detriment of the living conditions of both dwelling units, contrary to policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF Core Strategy (2008, as altered 2015), policies DM4 (Safeguarding Amenity) and DM8 (Residential Conversions) of the Reading



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Borough LDF Sites and Detailed Policies Document (2012, as altered 2015) and the Council's adopted Supplementary Planning Document, 'Residential Conversions' (2013).

3. Cycle parking for basement Flat A would be in the undercroft store. This is not acceptable as it is substandard in terms of its dimensions and accessibility and would obstruct the entrance to the flat. The proposed rear store for storing the HMO cycles is inaccessible, being in the back garden, down stairs and accessed through the narrow communal area. The application has therefore failed to demonstrate adequate cycle parking for the dwellings in order to encourage sustainable travel in accordance with the Council's policies, contrary to Policy CS24 (Car/Cycle Parking) of the Reading Borough LDF: Core Strategy (2008, as altered 2015); and Policy DM8 (Residential Conversions) of the Reading Borough LDF: Sites and Detailed Policies Document (2012, as altered 2015) and the Council's adopted Supplementary Planning Documents, 'Residential Conversions' (2013) and 'Revised Parking Standards and Design' (2011).

4. The application has not been supplied with a contribution towards off-site affordable housing elsewhere in the Borough. The failure to supply this contribution is contrary to Policy CS16 (Affordable Housing) of the Reading Borough LDF Core Strategy (2008, as altered 2015); and Policy DM6 (Affordable Housing) of the Reading Borough LDF: Sites and Detailed Policies Document (2012, as altered 2015) and the Council's Supplementary Planning Document, 'Affordable Housing' (2013).

INFORMATIVES

1. This application has been determined on the basis of the following plans:

1:1250 Location Plan

1183/2/d: 1:100 Plans as Proposed

1183/3/a 1:500 Block Plan

1183/5/b Proposed Site Plan

1183/6: 1:50 HMO Indicative Lounge Layout All plans received by the Local Planning Authority on 15 June 2017.

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2. No pre-application discussions took place before the submission of this planning application, following refusal of previous application ref. 162349/FUL. Refusals of planning permission can often

be avoided by using the Council's pre-application service, the link is here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

3. Reason for refusal 4 could be overcome by the completion of a satisfactory legal agreement or unilateral undertaking under Section 106 of the Town and Country Planning Act.

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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.