

**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 Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 231288
Application type: Full Planning Approval

Applicant: Mrs Abida Saood

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

Proposal: The proposal is to construct a two storey L shaped hipped roof dwelling adjacent to the eastern boundary in a similar location to the approved scheme under reference 210308.

At: Site Adjacent 43 Upper Redlands Road Reading RG1 5JE

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 3 November 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Site Adjacent 43 Upper Redlands Road Reading RG1 5JE

Application No: 231288

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development, due to its inappropriate design and architectural form, excessive scale and layout and its prominence in the street scene would appear as an incongruous and unsympathetic development that would not be of a sufficient high quality design. This arrangement would be exacerbated by the loss of important trees and existing spaciousness which currently contribute positively to the existing character. Consequently the proposal would harm the character and visual amenity of the area, would fail to preserve or enhance the character and appearance of the Redlands Conservation Area and would harm the setting of the Grade II Listed Wantage Hall. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), EN1 (Protection and Enhancement of the Historic Environment), EN3 (Enhancement of Conservation Areas) and EN6 (New Development in a Historic Context) of the Reading Borough Local Plan 2019.
2. The proposed development fails to demonstrate that there would be no harm to existing trees on site and fails to demonstrate acceptable provision of replacement tree planting and landscaping with consequent harm to the visual amenity, biodiversity and environmental quality of the area including the character and appearance of the Redlands Conservation Area. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), EN3 (Enhancement of Conservation Areas) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Local Plan 2019.
3. The proposed development has failed to demonstrate that it would not result in a net loss of biodiversity and that a biodiversity net gain would be achieved. The proposal is therefore contrary to Policies H11 (Development of Private Residential Gardens), EN12 (Biodiversity and the Green Network) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Local Plan 2019.
4. The applicant has failed to submit sufficient information for the Council to determine whether or not bats and other priority habitats would be adversely affected by the proposed development, contrary to Policy EN12 (Biodiversity and The Green Network) of the Reading Borough Local Plan (2019).
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

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adequately to the housing needs of Reading Borough. The proposal is therefore contrary to Policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021.

INFORMATIVES

1. This decision relates to the following plans:

Location Plan 9242-100
Existing and Proposed Block Plan 9242-101
Proposed Site Plan 9242-102
Proposed Visibility Splay 9242-102
Proposed Ground Floor Plan 9242-103
Proposed First Floor Plan 9242-104
Proposed Roof Plan 9242-105
Proposed Elevations 9242-106
Proposed Side Elevations 9242-107
Conceptual Model 9242-109
Street View 9107-108
Long Section 9242-110

Arboricultural Report by Harper tree consulting 2023038 v1.0 dated September 2023
Design and Access Statement Ref.9242-23
Preliminary Ecological Appraisal by Windrush Ecology dated May 2018
Heritage Statement by Heritage Fusion Rev 02
Received 8th September 2023

2. The local planning authority has worked with the applicant in a positive and proactive by advising of the concerns with proposal and providing for the opportunity for the application to be withdrawn. The applicant chose not to withdraw the application, hence the issuing this refusal notice.

3. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 5 could be overcome with the completion of a satisfactory s106 legal agreement.

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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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.