

**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: 240279
Application type: Full Planning Approval

Applicant: Mrs Abida Saood

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

Proposal: Erection of a single detached dwellinghouse with associated access, parking and landscaping.

At: Land Adjacent 43 Upper Redlands Road, Reading, RG1 5JE

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 31 May 2024



SDV

Assistant Director of Planning, Transport and
Public Protection

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

Application No: 240279

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 harm the existing spacious character and would not be of a sufficient high quality design. This unsatisfactory arrangement would be exacerbated by the loss of trees and lack of suitable landscaping. 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), EN6 (New Development in a Historic Context) and H11 (Development of Private Residential Gardens) of the Reading Borough Local Plan 2019 and paragraphs 96, 131, 135, 136, 205, 208 and 212 of the NPPF 2023.
2. The proposed development fails to demonstrate that there would be no harm to trees which are to be retained on site and fails to demonstrate acceptable provision of replacement tree planting where trees are to be removed 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 as well as the Reading Borough Council Tree Strategy 2021 and paragraphs 135, 136 and 180 of the NPPF 2023.
3. The proposed development fails to demonstrate that it would not result in a net loss of biodiversity. The proposal is therefore contrary to Policies EN12 (Biodiversity and the Green Network), EN14 (Trees, Hedges and Woodland) and H11 (Development of Private Residential Gardens) of the Reading Borough Local Plan 2019 and the paragraph 186 of the NPPF 2023.
4. 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. The proposal is therefore contrary to Policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the

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Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021 and paragraph 64 of the NPPF 2023.

INFORMATIVES

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

Location Plan 9242-100
Proposed Site Plan Overlay 9242/111
Proposed Site Plan 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
Received 5th March 2024

Preliminary Ecological Appraisal by The Ecology Co-Op P6162 dated 19th February 2024
Biodiversity Impact Calculation by The Ecology Co-Op P6162 dated 19th February 2024
Received 5th March 2024

Planning Statement
Received 18th April 2024

Heritage Statement rev B by Heritage Fusion 2062
Received 21st May 2024

Arboricultural Report by Harper tree consulting 2023038 v2.0 dated May 9th May 2024
Received 16th May 2024

Date: 31 May 2024



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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 within the determination period.
3. 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.
4. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 4 (affordable housing) could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking.
5. Prior to the submission of any future application at the site, the applicant is advised to enter into pre-application discussions with the local planning authority.

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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.