

**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: 240015
Application type: Full Planning Approval

Applicant: Mr Sarwan Chima

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

Proposal: Demolition of existing building and construction of 6no 3 bed flats and 6no 2 bed flats over 3 storeys including parking, landscaping, bin and cycle stores.

At: 70-78 Wokingham Road Reading RG6 1JL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 April 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 70-78 Wokingham Road Reading RG6 1JL

Application No: 240015

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REASONS FOR REFUSAL

1. The proposed development, due to the relationship between the plot size and overall scale and plot coverage of the buildings, would result in a cramped overdevelopment of the site which fails to accommodate buildings, parking areas and landscaping in a manner which enhances the character and appearance of the area. As such the proposals are contrary to Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan 2019 and the NPPF 2023.
2. The proposed development, due to its incongruent and inappropriate design combined with its excessive overall height, bulk and massing and prominent siting would appear overly dominant within the street scene failing to relate appropriately to the surrounding context. For these reasons the proposed development would harm and fail to enhance the character and appearance of the area, including Palmer Park. As such the proposals are contrary to Policies CC7 (Design and the Public Realm) and EN7Ed (Local Green Space and Open Space - Palmer Park) of the Reading Borough Local Plan (2019) and the NPPF 2023.
3. The proposed development, due to the combination of its scale, siting, and the number and position of windows, in close proximity to neighbouring dwellings and private gardens existing to the rear of the site along College Road would result in overlooking and loss of privacy to those dwellings and gardens with consequent harm to the amenity of occupiers. As such the proposals are contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan 2019 and the NPPF 2023.
4. Not all proposed units would receive sufficient daylight and outlook due to their internal layout, proposed obscurely glazed windows and overshadowing from the undercroft element. Furthermore, there would be no defensible space between the windows of ground floor units and the communal garden areas, resulting in a loss of privacy. As such, it is considered that the proposal would be harmful to the living environment of future occupants due to substandard accommodation. As such the proposals are contrary to Policies CC8 (Safeguarding Amenity) and H5 (Standards for New Housing) and of the Reading Borough Local Plan 2019 and the NPPF 2023.
5. The proposed development fails to demonstrate acceptable provision of tree planting and soft landscaping with consequent harm to visual amenity, air quality,

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biodiversity and environmental quality of the area. As such the proposals are contrary to Policies CC7 (Design and the Public Realm), EN7Ed (Local Green Space and Open Space - Palmer Park), EN15 (Air Quality) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Council 2019, the Tree Strategy 2021 and the NPPF 2023.

6. The development has failed to demonstrate that there would be a biodiversity net gain at the site through ecological enhancements either on or off-site. As such the proposals are contrary to Policy EN12 (Biodiversity And The Green Network) of the Reading Local Plan 2019 and the NPPF 2023.

7. The proposed development, by reason of its lack of an appropriate contribution towards the provision of Affordable Housing, and in the subsequent absence of a completed legal agreement to secure an appropriate contribution towards the provision of Affordable Housing, fails to make an appropriate contribution to the housing needs of Reading Borough. As such the proposals are 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 and Planning Obligations under Section 106 2015.

8. In the absence of a completed legal agreement to secure an acceptable Employment and Skills Plan (construction phase only; employment and skills plan, or financial contribution), the proposal fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm. As such the proposals are contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Employment Skills and Training SPD 2013 and Planning Obligations under Section 106 2015.

9. In the absence of a completed legal agreement to secure an appropriate financial contribution towards carbon off-setting in the Reading Borough, the proposal would not acceptably adapt to climate change, achieve zero carbon homes standards and not provide appropriately towards energy infrastructure. As such the proposals are contrary to Policies CC3 (Adaptation to Climate Change), CC9 (Securing Infrastructure) and H5 (Standards for New Housing) of the Reading Borough Local Plan 2019 and the Sustainable Design and Construction SPD 2019 and Planning obligations under S106 SPD 2015.

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INFORMATIVES

1. This decision relates to the following plans:

Location Plan PL-01
Existing Ground Floor Plan PL-04
Existing First Floor Plan PL-05
Existing Second Floor Plan PL-06
Existing Roof Plan PL-07
Existing Elevations (Front and Rear) PL-08
Proposed Site Plan PL-09
Proposed Ground Floor Plan PL-10
Proposed First Floor Plan PL-11
Proposed Second Floor Plan PL-12
Proposed Roof Plan PL-13
Proposed Elevations (Front and Rear) PL-14
Proposed Street Scene PL-15
Proposed Side Elevations Block A PL-17
Proposed Side Elevations Block B PL-18
Proposed Section PL-19
Proposed Overlay Plan PL-20
Received 9th January 2024

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 reasons for refusal 7, 8 and 9 could be overcome with the completion of a satisfactory s106 legal agreement.

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.