



Reading
Borough Council
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**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: SK Design Consultant
22 Netley Close
Caversham
Reading
RG4 6SR

Application No: 231771
Application type: Full Planning Approval

Applicant: Mr Azam Banaras

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

Proposal: Proposed part first floor side and rear extension to enlarge existing studio flat, new ground floor entrance and associated shopfront alterations.

At: 155-157 Southampton Street Reading RG1 2QZ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 March 2024

SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 155-157 Southampton Street Reading RG1 2QZ

Application No: 231771

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed extension by reason of its excessive scale together with its unsympathetic form and appearance, and the proposed shopfront by reason of its unsympathetic form and appearance, would relate poorly to the existing listed building and result in a significant loss of historic fabric with consequent harm to its heritage significance and its future preservation. This harmful arrangement would also result in harm to the setting of the terrace as a whole and the listed no. 153 Southampton Street to the north, upsetting the rhythm and pattern of this line of buildings. As such the proposal is Contrary to paragraph 208 of Chapter 16 of the NPPF (Dec 2023) and Policies CC7, EN1 and EN6 of the Reading Borough Local Plan (2019).
2. The proposal by reason of its scale, layout and siting would result in the loss of access to sunlight to neighbouring residential properties on either side, contrary to Policy CC8 of the Reading Borough Local Plan (2019).
3. Insufficient information has been submitted to demonstrate that the existing and proposed kitchen exhaust vent would not result in harm to the nearby sensitive receptors due to noise and odour, or that it would have an acceptable impact on the appearance and character of the heritage asset, contrary to Policies CC7, EN1, EN16 and EN17 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. In reaching its decision, the Local Planning Authority received and assessed the following information submitted:

Heritage Statement (SK Design Consultant), dated 23/10/23
P1428-01 - Location & Block Plan, dated 10/23
P1428-02 - Plans & Elevations, dated 10/23
2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be

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granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

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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.