

**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 Consultants

Application No: PL/24/0579

Application type: Full planning permission

Applicant: Mr Azad Asghar

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

Proposal: Proposed 2 bedroom end terrace house.

At: 262 Southcote Lane, Reading, RG30 3BB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 6 August 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 262 Southcote Lane, Reading, RG30 3BB

Application No: PL/24/0579

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed dwelling due to its character, design and layout fails to positively respond to its local context and urban grain, resulting in overdevelopment of a cramped plot, contrary to Policies CC7 and H11 of the Reading Borough Local Plan 2019 and the NPPF (para 131 to 141) 2023.
2. The proposed dwelling due to its design and layout results in a poor internal layout which fails to meet national minimum space standards and an inadequate private outdoor amenity space as a result of overdevelopment of the plot. This is contrary to Policies CC8, H5 and H10 of the Reading Borough Local Plan 2019 and Technical housing standards – nationally described space standard (2016).
3. The proposed development would result in the increased use of a substandard access, which would have an adverse effect on road safety and the flow of traffic. Insufficient off-road parking allocation would also increase pressure in the local area for parking on the highway. This would be in conflict with Policies TR1, TR3 and TR5 of the Reading Borough Local Plan 2019.
4. Insufficient information has been submitted with regards to on-site and off-site vegetation, resulting in potential harm particularly to the hedgerow on the western boundary. This is contrary to Policies EN12 and EN14 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 adequately to the housing needs of Reading Borough. The proposal is therefore contrary to Policies H3 and CC9 of the Reading Borough Local Plan 2019 and the Council's adopted Affordable Housing Supplementary Planning Document 2021.

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INFORMATIVES

1. The application was assessed based on the following submitted information:
 - P1513-03A Proposed plans Elevations, received 19th July 2024
 - P1513-01A Location Plan, received 19th July 2024
 - Affordable Housing Statement, received 6th June 2024
 - P1513-01 Vegetation Diagram, received 6th June 2024
 - Priority Habitat Desk Assessment, received 20th May 2024
 - P1513-02 Existing Plans Elevations, received 2nd May 2024
 - Design and Access Statement, received 2nd May 2024
2. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here: <https://www.reading.gov.uk/planning-and-building-control/planning-applications/before-making-a-planning-application/pre-application-planning-advice/>
3. 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 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

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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.

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