

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Hooper Curry Hamilton LLP,
1 Royal Close,
Manor Road,
Stoke Newington,
London
N16 5SE

Application No: PL/24/1285
Application type: Prior approval Part 3 Class
MA: Commercial, business and service uses
to dwellinghouses

**Application to determine if prior approval is required for a proposed:
Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses
(Use Class C3)
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA**

Applicant: BMR Property Group

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Change of use of Basement level from Class E (offices) to C3 (dwelling houses) to comprise 6 residential units and cycle parking - Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 205-207, ALEXANDER HOUSE, 205 KINGS ROAD, READING, RG1 4FW

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28 November 2024



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Application At: 205-207, ALEXANDER HOUSE, 205 KINGS ROAD, READING, RG1 4FW
Application No: PL/24/1285
Application type: Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

REASONS FOR REFUSAL

1. In the opinion of the Local Planning Authority and on the basis of the plans and supporting material submitted, the proposed development would provide insufficient natural light to many of habitable rooms of the six C3 flats proposed to be provided. The developer has provided insufficient information on how the light report was modelled particularly due to the existence of internal pillars, supports, ducts and structural features that obstruct the flow of light into the units along Rupert Street and Kings Road, vegetation to the front of the site could also provide additional shading and the location of the rear entrance in front of the bedroom to unit 6 and the light report appears to have been undertaken on the basis that such internal obstructions are absent, there are no internal walls in the flats and much larger window openings than are shown in the related full planning application ref PL24/1284 to enable the authority to establish whether the proposed development complies with MA.2(1) (2) (f) . The development would therefore give rise to unacceptable harm to the living conditions of future occupiers. Prior approval is refused on the basis that the development does not secure the provision of adequate natural light in all habitable rooms of the dwellinghouses contrary to the requirements of paragraph MA.2(1) (2) (f) of Schedule 2, Part 3 of the GPDO.
2. The plans provided in relation to the planning application ref. PL24/1284, to provide additional windows for application PL24/1285, are inconsistent and the elevations proposed do not align with the proposed floor plan 2023-258-003 or basement window images, particularly in relation to the frontage on King Street on elevation A plan 2023-258-005 and do not accurately reflect proposed windows facing into the car parking area on elevation D plan 2023-258-006. As such the proposal is contrary to paragraph W of Schedule 2, Part 3 of the GPDO, policy CC7 Design and the Public Realm of the Reading Borough Local Plan (2019) and para 140 of the NPPF 2023.

INFORMATIVES

1. The following plans and drawings have been assessed:
Planning Statement, HCH Projects
AHR_PA1 001 Existing Location Plan
2023-258-100 O Site Plan
2023-258-003 Existing & Proposed Basement
2023-258-007 Proposed Elevation A & B
2023-258-008 Proposed Elevation C & D
2023-258-005 Proposed Elevation A & B
2023-258-006 Proposed Elevation C & D
3796 V1 Sunlight Daylight report, Point2Surveyors Ltd, 20/09/2024
CIL
As received 1 October 2024

External image Rupert Street

Date: 28 November 2024



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Rupert Street existing photo
Internal image basement front windows
External image front windows to Kings Road
2022-258-basement windows Rupert Street
2022-258-basement windows front
J0792/1/D1 Air quality assessment Alexander House, 11 October 2023, Air quality assessments Ltd
As received 19 November 2024

Letter, Point 2 to HCH, 22 November 2024
Examples if new build windows on back edge of pavement
As received 25 November 2024

Date: 28 November 2024



Assistant Director of Planning, Transport and
Public Protection Services *RE*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

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