

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Removal/variation of conditions

To: Mr Matthew Miller
200 Dukes Ride
Crowthorne
RG45 6DS

Application No: PL/25/0687
Application type: Removal/variation of
conditions

Applicant: Jhahanger Zaman

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

Proposal: Demolition of existing car repair garages and erection of 6 family dwellings and associated landscaping, waste and bicycle storage. Vary condition 2 (Approved Plans) of application PL/20/1880.

At: 40-48 Mount Pleasant, Reading, RG1 2TD

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 July 2025



EH

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: 40-48 Mount Pleasant, Reading, RG1 2TD

Application No: PL/25/0687

Application type: Removal/variation of conditions

REASONS FOR REFUSAL

1. The proposal, as a result of the prominent location exacerbated by ground level changes, combined with unsympathetic materials of the proposed bin storage area would result in an overly dominant and incongruous form of development that would result in significant harm to the character and appearance of the site, surrounding area and street scene. The proposal is therefore contrary to Policy CC7 of the Reading Borough Local Plan 2019 and paragraphs 129, 131 and 135 of the NPPF 2024.
2. The proposal, as a result of the prominent location exacerbated by ground level changes, combined with unsympathetic materials of the proposed bin storage area would result in an overly dominant and incongruous form of development that would result in less than substantial harm at a low level to the setting of the listed building at No.50 Mount Pleasant, contrary to Policies EN1 and EN6 of the Reading Borough Local Plan 2019, and paragraph 215 of NPPF 2024
3. The proposal, as a result of the siting of rear gates in each of the gardens would result in a significant detrimental impact on the functionality and useability of the gardens, along with privacy and disturbance concerns associated with gates which open directly into neighbouring gardens, to the detriment of future residents. The proposal is therefore contrary to Policies CC7, CC8 and EN10 of the Reading Borough Local Plan 2019, and paragraphs 124 and 129 of the NPPF 2024.
4. The proposal, as a result of the siting and layout of the bin store fails to accommodate provision of soft landscaping along the site frontage. This would result in a cramped, visually stark frontage that would harm the character and appearance of the site, surrounding area and street scene, as well as harm to the visual amenity, biodiversity and environmental quality of the area. The proposal is therefore contrary to Policy CC7 of the Reading Borough Local Plan 2019 and paragraphs 135 and 136 of the NPPF 2024.
5. The proposal has failed to demonstrate acceptable bin provision. Furthermore, the proposal fails to demonstrate that bin stores can be appropriately accessible, and bins manoeuvred and provided to the street without negatively impacting on future occupiers. This would result in harm to the amenity of the area and consequent harm to the ability to provide for waste and refuse collections. The proposal is therefore contrary to Policies CC5 and CC7 of the Reading Borough Local Plan 2019 and paragraph 8 of the NPPF 2024.

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6. In the absence of a completed legal agreement to secure provision of a financial contribution in lieu of on-site affordable housing, and leisure contributions, the proposal fails to adequately contribute to the housing needs of the Reading Borough and the need to provide sustainable mixed and balance communities, as well as the need to offset the impacts on open space provision as a result of the under provision of private outdoor space. The proposal is therefore contrary to Policies H3 and H10 of the Reading Borough Local Plan 2019, Affordable Housing Supplementary Planning Document 2021, Planning Obligations Under Section 106 Supplementary Planning Document 2015 and paragraph 64 of the NPPF 2024.

INFORMATIVES

1. In determining this application, the Local Planning Authority took into consideration the following plans and documents:

Drawing No. 01 – Proposed Bin Store & Fire Escape Alts.
The 'Development consultancy', financial viability appraisal, dated January 2024
As received by the LPA 9 May 2025

Documents approved as part of application PL/20/1880

Drawing No: 01 P1 – Site Location Plan

Received on 5th January 2021

Drawing No: 010 P2 – Combined Floor Plans

Drawing No: 014 P2 – Existing and Proposed Elevations

Drawing No: 015 P2 – Proposed Elevations and Section in Context

Drawing No: 111 P2 – House 1 Detailed Plan

Drawing No: 112 P2 – Houses 2, 3 Detailed Plan

Drawing No: 114 P2 – House 4, 5 Detailed Plan

Received on 18th June 2021

Drawing No: J32-5843-001 – Masterplan Review

Received 5th August 2021

Drawing No: 016 P2 – Bin Store and Bike Store Details

Received on 17th August 2021

Drawing No: 002 Rev P7 - Block Plan, Urban Grain, 3D Views

Drawing No: 011 Rev P3 - Combined Roof Plan

Drawing No: 113 Rev P3 - House 6 Detailed Plan

Received on 2nd December 2021

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 granted. However, that has

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not been possible within the prescribed target timescale and therefore the decision to refuse planning permission has been taken. No pre-application advice was sought on this proposal. Using the Council's advice service can result in the avoidance of refusal of planning applications.

3. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 6 could be overcome by entering into a Section 106 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.
5. The applicant has not provided sectional levels for the site, and an assumption following the site visit on the approximate height of the proposal was taken. As above this is questioned and datum heights should have been indicated on a plan to demonstrate actual building heights of the proposal relative to the street level.

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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.

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