



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: The Edwards Irish Partnership
Suite 8 Market House
19-21 Market Place
Wokingham
RG40 1AP

Application No: 151610
Application type: Full Planning Approval

Applicant: Knightswood Homes Ltd

READING BOROUGH COUNCIL as local planning authority **REFUSE** planning permission for the following development.

Proposal: Construction of three 3-bedroom terrace houses with access and parking.

At: Allotment Site Chapel Hill Tilehurst Reading RG31 5DQ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26 October 2015

Head of Planning, Development
& Regulatory Services

AA

Application At: Allotment Site Chapel Hill Tilehurst Reading RG31 5DQ

Application No: 151610

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development would result in the loss of open space that has not been previously developed and which currently makes a positive contribution to the character, appearance and environmental quality of the area due to its visual attractiveness, openness, undeveloped character and green vegetated appearance. As such the proposed development would be contrary to Policies CS28 (Loss of Open Space) of the Reading Borough LDF Core Strategy 2008.

2. The loss of the existing allotment use of the site would remove a valuable recreational opportunity with the associated loss of health, local food production, education, social interaction and community cohesion benefits within the local area. The proposal is therefore contrary to Policy CS28 (Loss of Open Space) and Paragraphs 17 and 69 to 75 of the NPPF.

3. The proposed development would harm the character of the area and fail to respond positively to local distinctiveness for the following reasons:

i) The proposed houses by reason of their scale, siting and the sloping nature of the land on and surrounding the site would appear as a stark feature in the streetscene jutting out visually against the skyline and obstructing longer distance views from Chapel Hill across the site to the north and east which currently contribute significantly to the openness and visual amenity of the street.

ii) The cottages to the rear of the site at 58 to 62 Chapel Hill provide a distinctive and visually-pleasing backdrop to the open space. The proposed houses would appear as an awkwardly sited and alien feature in this context.

iii) The large expanse of hardstanding to the front and associated parked vehicles would dominate the frontage and further emphasise the stark nature of the proposal.

As such the proposed development is contrary to Policies CS7 (Design and the Public Realm), CS15 (Location, Accessibility, Density and Housing Mix) and CS28 (Loss of Open Space) of the Reading Borough LDF Core Strategy 2008 and national policy contained within the NPPF.



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4. The proposed dwellings by reason of their scale, siting and elevated position would result in an overbearing effect on the rear windows and gardens of 94-96 Lower Elmstone Drive, harmful to the amenity of occupiers of those dwellings. On this basis the proposal is contrary to Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (as amended) and Policy CS15 (Location, Accessibility, Density and Housing Mix) of the Reading Borough LDF Core Strategy 2008.

5. The application fails to demonstrate that the proposed dwellings, associated hardstanding and groundworks could be provided without harm to the existing Oak tree, smaller trees, and other vegetation, on the western boundary of the site which currently contribute positively to the visual amenity of the surrounding streets and open space. As such the proposal is contrary to Policies CS38 (Trees, Hedges and Woodland) CS7 (Design and the Public Realm) and CS28 (Loss of Open Space) of the Reading Borough LDF Core Strategy 2008.

6. In the absence of a completed legal agreement to secure an acceptable contribution towards provision of Affordable Housing elsewhere in the Borough, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy DM6 of the Sites and Detailed Policies Document 2012 (altered 2015) and Affordable Housing Supplementary Planning Document 2013.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant by setting out concerns at an early stage in the application process.

2. Refusal reason 6 relates to the failure to secure contributions towards the provision of Affordable Housing within the Borough, as required under Policy DM6. This reason for refusal can be overcome, on submission of a new planning application, by entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure an appropriate contribution towards Affordable Housing.

3. This decision relates to the following drawings:

2226 Dwg.01 dated August 2015

2226 Dwg.02 dated August 2015

Date: 26 October 2015



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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.