

Eton West Construction Ltd
Mr Jatenderpal Bhullar
70 Upper Richmond Road
Putney
London
SW15 2RP

Applicant:
Eton West Construction Ltd

PART I - DETAILS OF APPLICATION

Date of Application

10th June 2024

Application No.

24/01214/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Demolition of existing dwelling and Erection of 2no. semi-detached dwellings. Use Class C3 Dwellinghouse

Pine Croft, St Catherines Hill, Mortimer, Reading RG7 3UT

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council REFUSES planning permission for the development referred to in Part I in accordance with the submitted application form and plans, for the following reason(s):-

1. Policy CS16 seeks that on all development sites surface water will be managed in a sustainable manner through the implementation of SuDs measures. Supplementary Planning Documents provide advice on the implementation of SuDs measures. Whilst the Neighbourhood Development Plan and Village Statement for Stratfield Mortimer seek the implementation of SuDs measures. The Lead Local Flood Authority advise that there is insufficient information on how surface water will be managed and the solution proposed has not been demonstrated to be feasible. The advice in the Sustainable Drainage Systems SPD (2018) regarding requirements for a drainage strategy should have been followed. The proposal is therefore contrary to the NPPF, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Policy GD6 of the Stratfield Mortimer Neighbourhood Development Plan (2017), the Sustainable Drainage Systems SPD (2018), Part 4 of the Quality Design SPD (2006) and Stratfield Mortimer Village Design Statement (2007).

If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1 In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application there has been a need to balance conflicting considerations, and the local planning authority has also attempted to work proactively with the applicant to find a solution to the problems with the development; however, an acceptable solution to improve the economic, social and environmental conditions of the area could not be found.

2 This application has been considered by West Berkshire Council, and REFUSED. Should the application be granted on appeal there will be a liability to pay Community Infrastructure Levy to West Berkshire Council on commencement of the development. This charge would be levied in accordance with the West Berkshire Council CIL Charging Schedule and Section 211 of the Planning Act 2008.

3 The following plans/documents have been considered in the determination of this application:

- i. Application Form received on 12.07.2024;
- ii. Location Plan received on 10.06.2024;
- iii. Existing Site Plan (MS-152020-13483) received on 10.06.2024;
- iv. Existing Floor Plan (MS-152020-13483) received on 10.06.2024;
- v. Existing Site Elevations (MS-152020-13483) received on 10.06.2024;
- vi. Existing Sections (MS-152020-13483) received on 10.06.2024;
- vii. Site Location Plans (927/08/100) received on 03.09.2024;
- viii. Amended Proposed Plans (927/08/101) received on 03.09.2024;
- ix. Amended Proposed Elevations (927/08/102) received on 03.09.2024;
- x. Amended Proposed Cycle and Refuse Store (927/08/103) received on 03.09.2024;
- xi. Amended Existing Site Layout (927/08/104) received on 03.09.2024;
- xii. Amended Proposed Site Layout (927/08/105) received on 03.09.2024;
- xiii. Design and Access Statement (not amended with amendments) received on 10.06.2024;
- xiv. Arboricultural Survey (Arbtech TSR 01) received on 10.06.2024;
- xv. EA Flood Map for Planning received on 10.06.2024;
- xvi. Trial Pit Photos (x8) on 29/08/2024 - 30/08/2024 received on 02.09.2024;
- xvii. Preliminary Ecological Appraisal and Roost Assessment received on 09.09.2024;
- xviii. Biodiversity Net Gain Assessment received on 10.06.2024;
- xix. BNG Metric received on 10.06.2024;

Decision Date :- 11th October 2024

Bob Dray
Development Manager

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority 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 you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.
- 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 or online via <https://www.gov.uk/appeal-planning-decision>.
- 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.

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.