

PLANNING APPLICATIONS COMMITTEE

10 SEPTEMBER 2025

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
5. PLANNING APPEALS	Information		5 - 8
8. PL/25/0620 (FUL) - LAND Decision ADJACENT TO 43 UPPER REDLANDS ROAD		REDLANDS	9 - 14
9. PL/25/0616 (FUL) - SOVEREIGN Decision HOUSE, 57-59 VASTERN ROAD		THAMES	15 - 16

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee – 10th September 2025

Part 1

Item No: 5 **Page 15** Update report for Appeals

Part 2

Applications Without Public Speaking

Item No. 7 **Page 27** **Ward** Abbey

Application Number PL/25/0885 LBC REG3

Application type Town Hall, Blagrave Street,

Address The Old Town Hall,

Planning Officer presenting Marcelina Rejwerska

Item No. 8 **Page 35** **Ward** Redlands

Application Number PL/25/0620 (FUL)

Application type Full Planning Permission

Address Land adjacent 43 Upper Redlands Road

Councillor Cross Speaking as Ward Councillor

Planning Officer presenting Stephen Vigar ***UPDATE***

Item No. 9 **Page 53** **Ward** Thames

Application Number PL/25/0616 (FUL)

Application type Full planning permission

Address Sovereign House, 57-59 Vastern Road

Planning Officer presenting Anthony Scholes **UPDATE**

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UPDATE REPORT PLANNING APPEALS 10 September 2025



Title	PLANNING APPEALS
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	<p>The Committee is asked:</p> <ol style="list-style-type: none"> 1. To note the report.

1. Information

1.1. The purpose of this update report is to correct errors in the original appeals report (decisions being recorded as “refused” when should have read “dismissed”), where appeal decisions had already been received and to provide some narrative on appeal decisions.

APPENDIX 1

Appeals Lodged:

WARD: EMMER GREEN
 APPEAL NO: APP/E0345/D/25/3368161
 CASE NO: PL/25/0165
 ADDRESS: 151 Peppard Road
 CASE OFFICER: Louise Fuller
 PROPOSAL: Erection of annexe (Retrospective)
 METHOD: Written Representation
 APPEAL Decided – see appendix 2

WARD: TILEHURST
 APPEAL NO: APP/E0345/W/25/3367970
 CASE NO: PL/24/1534
 ADDRESS: Peter Moss Services 20 Norcot Road, Tilehurst
 CASE OFFICER: Anthony Scholes
 PROPOSAL: Demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General or General Industrial purposes (Class B2 – Vehicle Workshop and Vehicle Body Spraying) accessed via Lemart Close, with carparking, and waste storage
 METHOD: Written Representation

WARD: THAMES WARD
APPEAL NO: APP/E0345/Z/25/3367583
CASE NO: PL/25/0468
ADDRESS: Thames Valley Service Station, George St, Caversham
CASE OFFICER: Gary Miles
PROPOSAL: 1no D6 (digital advertisement) screen
METHOD: Written Representation

WARD: BATTLE
APPEAL NO: APP/E0345/Z/25/3368994
CASE NO: PL/25/0557
ADDRESS: Milk and More, 1 Portman Road, Reading RG30 1EA
CASE OFFICER: Gary Miles
PROPOSAL: Proposed 48 Sheet LED Advertising Billboard, 5.76m x 2.88m
METHOD: Written Representation

APPEAL Decided – see appendix 2

WARD: EMMER GREEN
APPEAL NO: APP/E0345/D/25/3369443
CASE NO: PL/25/0167
ADDRESS: 16 Jefferson Close, Emmer Green, Reading
CASE OFFICER: Gary Miles
PROPOSAL: Single Storey Rear Extension and Internal Alterations
METHOD: Written Representation

WARD: KATESGROVE
APPEAL NO: APP/E0345/Z/25/3371390
CASE NO: PL/25/0866
ADDRESS: 70 Whitley Street, Reading
CASE OFFICER: Gary Miles
PROPOSAL: Retrospective advertising consent for illuminated signboard for
Turkish Halal Food Centre
METHOD: Written Representation

APPENDIX 2

Appeals Decided:

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/25/3363345
CASE NO: PL/24/0661
ADDRESS: Folk House Church Street Reading
PROPOSAL: Replacement of timber windows with UPVC windows
CASE OFFICER: Matthew Harding
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 23.07.2025

WARD: CAVERSHAM HEIGHTS
APPEAL NO: APP/E0345/D/25/3359487
CASE NO: PL/24/0824
ADDRESS: The Shanty, 145 The Warren
PROPOSAL: Extensions and alterations to dwelling
CASE OFFICER: Nathalie Weekes

METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 25.07.2025

WARD: CAVERSHAM HEIGHTS
APPEAL NO: APP/E0345/C/24/3354050 & APP/E0345/C/24/3354051
CASE NO: Enforcement Appeal
ADDRESS: 19 Richmond Road
PROPOSAL: Without planning permission, the material change of use of a garden building incidental to the enjoyment of the dwellinghouse to a mixed-use that includes business purposes (treatment room)
CASE OFFICER: Stephen Hammond
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 31.07.2025

Officer comments:

The Inspector focused on the question of the planning unit and whether the use of the outbuilding as a beauty treatment room was a material change of use on a fact and degree basis, taking into account the scale and intensity of use in the context of the planning unit taken as a whole. In this instance the Inspector decided that the use was incidental to the main dwelling with no definable or significant difference to the character of the planning unit – and so no material change of use had occurred. Although the outcome is disappointing, it nevertheless provides some useful insights into the relevant considerations when assessing the use of outbuildings and the tipping point for deciding whether a change of use has occurred.

WARD: TILEHURST
APPEAL NO: APP/E0345/D/25/3364230
CASE NO: PL/25/0217
ADDRESS: 49 Recreation Road, Tilehurst
PROPOSAL: Single storey rear extension (retrospective)
CASE OFFICER: Mishga Marshall
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 08.08.2025

WARD: Abbey
APPEAL NO: APP/TPO/E0345/9429
CASE NO: PL/22/1070
ADDRESS: Chancery Mews, Russell Street
PROPOSAL: Crown Reduce, crown lift & crown thin two Yew trees
CASE OFFICER: Sarah Hanson
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 19 June 2025

Officer comments:

A tree works application (ref: PL/22/1070) was submitted on 20 July 2022 and sought approval for works to two Yew trees; that being a reduction of the height by approx. 6-10ft/2-3m and a reduction of the crown by approx. 6-10ft/2-3m, crown lifting and crown thinning. The reasons cited for the works were '*to keep the tree clear of the gutter and windows, increase light levels for occupiers and reduce risk of snow damage*'. The overall reductions were refused on 14 November 2022 due to the harm to the amenity value of the trees and that reductions alongside thinning was not good arboricultural practice. Lesser works were approved, consisting of pruning to provide better clearance from the building, alongside the crown lifting and crown thinning. The appeal was finally decided on 19 June 2025 and was dismissed with the Inspector concluding that '*I am satisfied that the tree contributes to the appearance and character of the conservation area and that the proposed work is likely to have a detrimental*

impact on this contribution. No evidence has been submitted to justify the proposed works over and above what has already been approved'. Officers are pleased that the Inspector appreciated the detrimental impact of the works on the trees and on the wider area.

WARD: KATESGROVE
APPEAL NO: APP/E0345/Z/25/3359854
CASE NO: PL/24/1345
ADDRESS: 70-72 Whitley Street
PROPOSAL: The development proposed is the replacement of internally illuminated D48 poster with a digital display
CASE OFFICER: Gary Miles
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 19.08.2025

Officer comments:

The Inspector considered that the large digital display would be comparable to the existing paper poster light box and would not appear out of keeping with the surrounding area. The decision does not sit well with the overarching aims of enhancing the character of the recently extended Conservation Area, a significant aspect of which would be to reduce visual clutter from signage and improve the quality of the signage which remains. It is a matter of opinion as to whether the existing poster display is comparable and mitigates the harm of the proposed digital display, but officers believe that the appearance of the modern sign would be harmful to the character of the area.

WARD: EMMER GREEN
APPEAL NO: APP/E0345/D/25/3368161
CASE NO: PL/25/0165
ADDRESS: 151 Peppard Road, Emmer Green
PROPOSAL: Erection of annex (retrospective)
CASE OFFICER: Louise Fuller
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 21.08.2025

Officer comments:

The Inspector noted that at the time of the visit the annexe did not contain a fitted kitchen. The Inspector decided that the annexe was physically and functionally related to the main dwelling and was an incidental use. The Inspector raised no concern over the effect on the character of the area, or the effect on the amenity of the immediate neighbour to the rear of the site. This is an unusual decision given the size, nature and degree of separation of the annexe.

WARD: BATTLE
APPEAL NO: APP/E0345/Z/25/3368994
CASE NO: PL/25/0557
ADDRESS: Milk & More 1 Portman Road
PROPOSAL: Proposed 48 Sheet LED Advertising Billboard, 5.76m x 2.88m
CASE OFFICER: Gary Miles
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 27.08.2025

10 September 2025

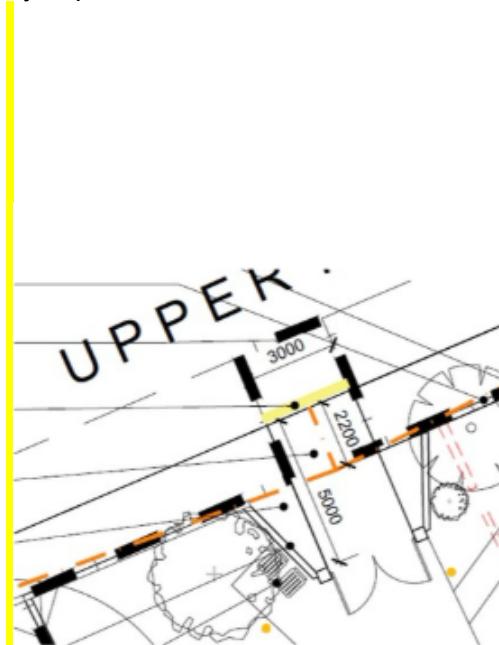
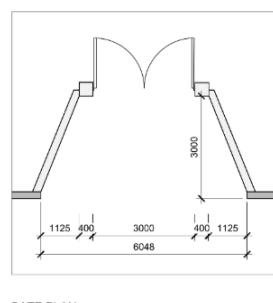
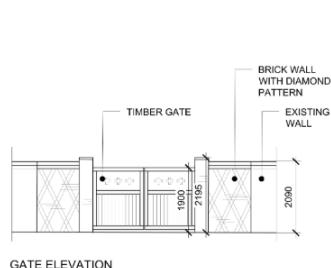


Title	PLANNING APPLICATION UPDATE REPORT
Ward	Redlands
Planning Application Reference:	PL/25/0620 (FUL)
Site Address:	Land adjacent 43 Upper Redlands Road, Reading
Proposed Development	Self-build erection of a single dwellinghouse, with associated access, parking and landscaping, including the relocation of a boundary wall and the removal of a bunker structure
Report author	Ethne Humphreys

1. Comments provided by Conservation Area Advisory Committee (CAAC)

- 1.1. Officers have received a request from the Conservation Area Advisory Committee for their comments to be provided to Planning Applications Committee in full and these are now provided as an appendix to this update Report.
- 1.2. CAAC are also concerned that some of their comments have not been dealt with in the officer report, and these are:
 - Our comments (para 2.4) on the vehicle access gateway are not limited to the pattern on the bricks but to the nature of the access itself;

Officer comment: An opening in the boundary wall to provide a new access was accepted under application 21/0308. The set back of the gate was preferred as means that in oblique views the gap in the boundary wall is less noticeable. Transport are content as a 5m setback from the edge of the carriageway is provided.



- Our comment on rooflights (para 3.1) has not been responded to;

Officer comment: The two rooflights serve bedroom 4 and face Upper Redlands Road.



They are both small in size and set high on the roof so not easily visible from the street. Also officers can ensure through recommended condition 3 (Pre-commencement material details and samples (to be approved)) that conservation style rooflights are used.

- The purpose of the chimney (para 3.2) is not given;

Officer comment: This is a flue serving the en-suite bathroom oe

- We feel that even if the bunker is to be removed, the structure should be documented and if possible its original purpose ascertained;

Officer comment: While there is no objection to the removal of the bunker the request by CAAC for the appearance and location to be documented is reasonable. Requiring that its location is documented as a planning condition is not reasonable in this case but a planning informative inviting the applicant to allow access to enable photographs and research to be undertaken before demolition would be acceptable.

- In relation to the original plot dividing wall (para 2.2) that is to be moved, our reading of (page 7) of the Design & Access Statement of the granted application PL/21/0308 was that it was to be retained as the ground floor wall of the new property. This may have been changed in the final version of the approved plans.

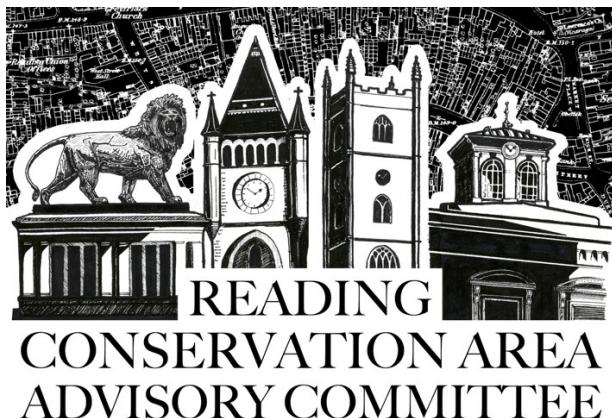
Officer comment: as explained in paragraph 7.24 of the main report the boundary wall in question runs north/south down the middle of the site. Whilst there is no requirement to consider its retention, it is recognised to be an original feature of the site. As such, it is proposed to relocate to form the western site boundary. It is noted that approval 21/0308 did not propose or require the retention of this wall and its proposed relocation is considered to be positive. The Council's Conservation Officer raised no concern in this respect.

2. Conclusion

4.1 Officers are grateful to CAAC for their observations and comments and are satisfied that in overall terms the planning merits of the proposals outweigh concerns raised. The application is recommended for approval as in main report.

Case Officer: Ethne Humphreys / Julie Williams

Appendix



Reading Conservation Area Advisory Committee
23 June 2025

Dear Ethne Humphreys

COMMENTS ON APPLICATION PL/25/0620

Reading Conservation Area Advisory Committee make the following observations and objections to the proposal to build a house on land adjacent to 43 Upper Redlands Road.

1. SUMMARY

- A full heritage statement has not been provided. The heritage assessment section that forms part of the planning statement provides insufficient detail.
- Plans show that the wall running north/ south down the middle of the property is to be relocated. The wall is significant to an understanding of the development of the site and needs justification if it is to be moved/removed. We would prefer to see it incorporated into the landscaping plan.
- We object to the decorative brickwork on either side of the gateposts copying the brickwork on Wantage Hall. This detracts from the impact of Wantage Hall (a listed building) and therefore conflicts with policy EN1 and also detracts from the plain wall itself which is a feature of the conservation area and therefore conflicts with policy EN3.
- Further investigation into the purpose and age of the bunker structure is required.
- The design is preferable to the last pastiche proposal (refused) but we object to the roof lights facing Upper Redlands Road which do not enhance the character and appearance of the conservation area. The location and design of the chimney spoils the roofline. Both of these features conflict with Policy EN6.

2. HERITAGE

2.1.1 The land lies within character area 1 of the Redlands Conservation Area on a currently vacant L-shaped plot comprising some of the rear garden of 45 Upper Redlands Road and a plot of land between 43 and 45 Upper Redlands Road that appears never to have been built on.

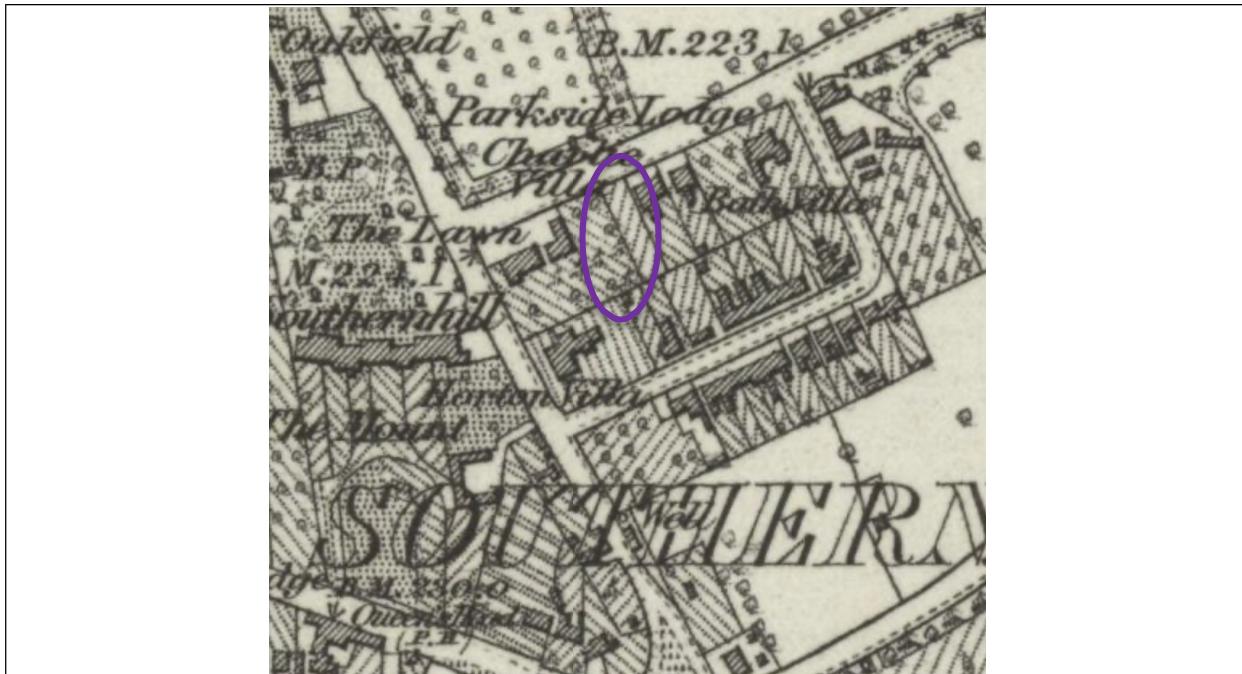


Figure 1 Extract from OS map 1872-1877 published 1883. Courtesy National Library of Scotland. Approx site of proposed development on land adjacent to 43 Upper Redlands Road within area circled

2.1.2 A heritage statement forms part of the planning statement but provides insufficient detail of previous development of the site and the impact that this proposal would have on the Redlands Conservation Area and Grade II listed Wantage Hall opposite. Paragraph 4.5 of the Design & Access Statement says that a full heritage statement is provided but if it has not, it should be requested from the applicant.

2.2 The garden wall

2.2.1 There is currently a wall down the north/south middle of the site which separates the vacant plot from the area that used to be part of the grounds of 45 Upper Redlands Road. We could not find any images of the wall included with the application. The plan (24-J4673-01-002) says that this is to be relocated and to the southern site boundary (Planning Statement para 5.5). Part of the wall is marked on the Tree Survey Plan as a 'retaining wall'. The previously approved application for this site retained this wall.

2.2.2 This wall is significant to an understanding of the development of the site and needs justification if it is to be moved/removed.

2.2.3 More serious consideration should be given to including the 'historic' wall in the planned landscaping rather than unimaginatively levelling the whole of the site.

2.3 The bunker

2.3.1 Within the heritage statement there should be an investigation as to the age and purpose of the bunker. It lies within the previous garden area of 45 Upper Redlands Road. Is it an air raid shelter or did it have another purpose? There are a couple of photos in the Tree Survey report.

2.3.2 Rather than removal, consideration should be given to finding a use for it within the grounds of the new house. We do not believe that it is located in part of the site that will negatively impact construction. We also note comments of the Natural Environment Officer in relation to the bunker.

2.4 Vehicle access

2.4.1 We are confused about the set-back of the gate from the road. The Design & Access Statement says in para 3.4, Pre-app Conclusions PL/24/1584, that a 5m set back is required, but this proposal only gives a 3m set back. The set-back means that a new section of wall has to be built in the recess linking the gate

pillars and the wall. A wider gate which does not require a set-back would be preferable to maintain a continuous boundary with the road, as in the previously approved application. If a set-back is required, the wall should be plain brick to match the existing wall. We object to the current materials palette.

2.4.2 Harm is caused to the setting of Grade II listed Wantage Hall by the use of decorative brickwork on either side of the gateposts. The decoration detracts from the impact of Wantage Hall's own decorative brickwork and therefore conflicts with Policy EN1. It also detracts from the plain wall along Upper Redlands Road into which the vehicular entrance will be inserted. Property walls are important and mentioned in the CA appraisal, Character Area 1 'Properties here and throughout the Conservation Area are "linked" by frontage brick walls and/or low brick walls with railings above, and good tree cover behind.' The patterned wall conflicts with policy EN3. It should be noted that an application '[Victorian Walls on Redlands Road, Upper Redlands Road and New Road](#)' was made to list the wall in 2019 which was refused with the conclusion 'However the walls do have clear local interest and add to the built texture of this part of Reading.'

2.5 Materials

2.5 Approval of all materials should be secured by condition.

3. DESIGN

3.1 We agree that this proposal is preferable to the last refused pastiche but we object to the roof lights facing Upper Redlands Road which do not enhance the character and appearance of the conservation area and should be removed and the second floor design changed to accommodate this.

3.2 It is unclear if the chimney is purely decorative or if it serves a purpose. The design and positioning as shown in the elevations is a negative feature of the roof line. Both these design features conflict with Policy EN6.

4. LANDSCAPE AND TREES

4.1 We note and support the comments of the Natural Environment Officer in relation to landscaping and diversity of proposed planting.

4.2 We are particularly concerned about damage to the Tulip Tree marked as a 'Category A tree' within the grounds of 45 Upper Redlands Road in the creation of parking spaces.

4.3 The approved felling of the 26 trees (PL/25/0378) on site will have caused significant harm to the bosky character and appearance of the conservation area for which a considerable amount of mitigation planting will be required to overcome the negative visual and biodiversity impact.

5. CONCLUSION

5.1 Please consider our objections and observations in arriving at a decision on this application.

Yours sincerely

Evelyn Williams
Chair Reading CAAC

On behalf of Reading Conservation Area Advisory Committee

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10 September 2025



Title	PLANNING APPLICATION UPDATE REPORT
Ward	Thames
Planning Application Reference:	PL/25/0616 (FUL)
Site Address:	Sovereign House, 57-59 Vastern Road, Reading
Proposed Development	Change of use from E(g)(i) offices to F1(g) Law Courts, including internal alterations, additional external lift, additional sub-station and landscaping works.
Recommendations	As per main report.
Conditions	As per main report with an additional condition to secure implementation of the noise mitigation strategy (as specified) (N10)
Informatics	As per main report

1. Further Consultations

1.1 Since publication of the main agenda, comments have been sought from the Council's Emergency Planning Team.

Emergency Planning Response

1.2 The Emergency Planning Officer responded stating that there are no concerns in relation to flood risk (matters of egress in a flood event).

1.3 The Emergency Planning Officer advised that the developer is to consult with Thames Valley Police Counter Terrorism (CT) Safety Advisors and that it is recommended that glazing compliant with BS EN 12600 be considered. Further, regarding staff safety, it is the responsibility of the DOJ to address both design and procedural considerations prior to occupation.

2. Site Security

2.1 In response to the Emergency Planning Officer's comments, the case officer contacted TVP's designing out crime officer (DOCO). They confirmed that the counter terrorism safety adviser provided input to their initial response. This confirmed that the HMCTS security requirements were also suitable for addressing CT concerns and would provide a sufficient level of safety with regard to vehicle attack. Officers are therefore confident that the proposal would be acceptable in this regard.

3. Amenity

3.1 A revised acoustic assessment was submitted to support the application on 9 September 2025. This was on the basis that a number of nearby residential developments (either underway or proposed) were not initially considered for acoustic impacts. The Environment Protection Officer has confirmed that the revised report satisfactorily demonstrates that the proposal will meet the 10dB below existing background noise levels while the plant equipment is operational. This complies with Policy EN16 of the Reading Borough Local Plan 2019 and a condition be included to secure implementation as specified.

Case Officer: Anthony Scholes