

To: Members of the
Planning Applications Committee

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19 May 2025

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NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 28 MAY 2025

A meeting of the Planning Applications Committee will be held on Wednesday, 28 May 2025 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	-		9 - 16
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		17 - 20
5. PLANNING APPEALS	Information		21 - 26

PLANNING APPLICATIONS TO BE CONSIDERED

6. PL/25/0606 (FUL) - CAVERSHAM COURT, CHURCH ROAD, CAVERSHAM	Decision	CAVERSHAM	27 - 38
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Proposal: Repair and conservation of part of the eastern boundary (screen) wall at Caversham Court Gardens including: part dismantling and rebuilding of two sections of the wall, repairs in situ to the wall, repairs to brickwork arches over existing below ground vaults, new structural concrete slab over vaults, alterations to existing surface water drainage and new supplementary surface water drainage, new paving to inner pavement, root protection measures.

Recommendation: Grant subject to conditions.

7.	PL/24/1659 (FUL) - LAND AT ATTERBURY GARDENS, REAR OF 23-25 RICHMOND ROAD, CAVERSHAM	Decision	CAVERSHAM HEIGHTS	39 - 64
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Proposal: Erection of 4no. two-storey detached dwellings (3 x 3-bed, 1 x 4-bed) including access via Atterbury Gardens, parking, and associated works.

Recommendation: Grant subject to S106

8.	PL/25/0108 (REG3) - ADDRESSES AT LYNDHURST ROAD, RINGWOOD ROAD, OXFORD ROAD, RIPLEY ROAD, CRANBOURNE GARDENS AND BRAMSHAW ROAD	Decision	KENTWOOD	65 - 78
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Proposal: Part-retrospective estate improvement works, including installation of triple-glazed UPVc windows; Renewal of flat roof covering; External structural repairs; renewal of pitched roof tiles; and installation of external wall insulation.

Recommendation: Grant subject to conditions

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GUIDE TO PLANNING APPLICATIONS

1. There are many different types of applications processed by the Planning Service and the following codes are used to abbreviate the more common types of permission sought:

FUL - Full detailed planning permission for development or change of use
OUT - Principal of developing a site or changing a use
REM - Detailed matters “reserved matters” - for permission following approval of an outline planning application.
HOU - Applications for works to domestic houses
ADV - Advertisement consent
APC - Approval of details required by planning conditions
VAR - Significant change to a planning permission previously granted
NMA - Insignificant change to a planning permission previously granted
ADJ - Consultation from neighbouring authority on application in their area
LBC - Works to or around a Listed Building
CLE - A certificate to confirm what the existing use of a property is
CLP - A certificate to confirm that a proposed use or development does not require planning permission to be applied for.
REG3 - Indicates that the application has been submitted by the Local Authority.

2. Officer reports often refer to a matter or situation as being “a material consideration”. The following list tries to explain what these might include:

Material planning considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Plan
- Previous planning decisions (including appeal decisions)
- Archaeology

There are also concerns that regulations or case law has established cannot be taken into account. These include:

- Who the applicant is/the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way and ownerships disputes over rights of way
- Personal circumstances

Glossary of usual terms

Affordable housing - Housing provided below market price to meet identified needs.

Air Quality Management Area (AQMA) - Area where air quality levels need to be managed.

Apartment-hotel - A use providing basic facilities for self-sufficient living with the amenities of a hotel. Generally classed as C1 (hotels) for planning purposes.

Article 4 Direction - A direction which can be made by the Council to remove normal permitted development rights.

BREEAM - A widely used means of reviewing and improving the environmental performance of generally commercial developments (industrial, retail etc).

Brownfield Land - previously developed land.

Brown roof - A roof surfaced with a broken substrate, e.g. broken bricks.

Building line - The general line along a street beyond which no buildings project.

Bulky goods - Large products requiring shopping trips to be made by car: e.g. DIY or furniture.

CIL - Community Infrastructure Levy. Local authorities in England and Wales levy a charge on new development to be spent on infrastructure to support the development of the area.

Classified Highway Network - The network of main roads, consisting of A, B and C roads.

Conservation Area - areas of special architectural or historic interest designated by the local authority. As designated heritage assets the preservation and enhancement of the area carries great weight in planning permission decisions.

Control of Major Accident Hazards (COMAH) Competent Authority - The Control of Major Accident Hazards Regulations 1999 (COMAH) and their amendments 2005, are the enforcing regulations within the United Kingdom. They are applicable to any establishment storing or otherwise handling large quantities of industrial chemicals of a hazardous nature. Types of establishments include chemical warehousing, chemical production facilities and some distributors.

Dormer Window - Located in the roof of a building, it projects or extends out through the roof, often providing space internally.

Dwelling - A single housing unit - a house, flat, maisonette etc.

Evening Economy A term for the business activities, particularly those used by the public, which take place in the evening such as pubs, clubs, restaurants and arts/cultural uses.

Flood Risk Assessment - A requirement at planning application stage to demonstrate how flood risk will be managed.

Flood Zones - The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain.

Granny annexe - A self-contained area within a dwelling house/ the curtilage of a dwelling house but without all the facilities to be self contained and is therefore dependent on the main house for some functions. It will usually be occupied by a relative.

Green roof - A roof with vegetation on top of an impermeable membrane.

Gross floor area - Total floor area of the house, including all floors and garage, measured externally.

Hazardous Substances Consent - Consent required for the presence on, over, or under land of any hazardous substance in excess of controlled quantity.

Historic Parks and Gardens - Parks and gardens of special historic interest, designated by English Heritage.

Housing Association - An independent not-for-profit body that provides low-cost "affordable housing" to meet specific housing needs.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Lifetime Home - A home which is sufficiently adaptable to allow people to remain in the home despite changing circumstances such as age or disability.

Listed building - Buildings of special architectural or historic interest. Consent is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II*, with I being of exceptional interest.

Local Plan - The main planning document for a District or Borough.

Luminance - A measure of the luminous intensity of light, usually measured in candelas per square metre.

Major Landscape Feature - these are identified and protected in the Local Plan for being of local significance for their visual and amenity value

Public realm - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces whether publicly or privately owned.

Scheduled Ancient Monument - Specified nationally important archaeological sites.

Section 106 agreement - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

Sequential approach A method of considering and ranking the suitability of sites for development, so that one type of site is considered before another. Different sequential approaches are applied to different uses.

Sui Generis - A use not specifically defined in the use classes order (2004) - planning permission is always needed to change from a sui generis use.

Sustainable development - Development to improve quality of life and protect the environment in balance with the local economy, for now and future generations.

Sustainable Drainage Systems (SUDS) - This term is taken to cover the whole range of sustainable approaches to surface water drainage management.

Tree Preservation Order (TPO) - An order made by a local planning authority in respect of trees and woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the LPA's consent.

Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop - not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub, wine bar or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research & development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding & guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Small house in multiple occupation 3-6 residents	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education & training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, theatres, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Present: Councillor Gavin (Chair);

Councillors Davies (Vice-Chair), Cresswell, Ennis, Hornsby-Smith, Leng, Moore, Rowland, Tarar and Yeo

Apologies: Councillors Lovelock

RESOLVED ITEMS

97. MINUTES

The Minutes of the meeting held on 2 April 2025 were agreed as a correct record and signed by the Chair.

98. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications. The report also listed previously agreed site visits which were yet to take place.

Resolved - That no additional site visits be arranged.

99. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

There were no appeals lodged since the last Committee in Appendix 1 to the report. There was one appeal decided listed in Appendix 2 and no reports on appeal decisions in Appendix 3.

Resolved – That the appeal decided, as set out in Appendix 2, be noted.

100. PL/25/0543 - PROPOSED TREE WORK TO ONE COUNCIL BEECH TREE BETWEEN HADLEIGH RISE AND HARLECH AVENUE

The Committee considered a report on proposed work to one Council-maintained Beech tree on land between Harlech Avenue and Hadleigh Rise in Caversham Park Village, which was subject to a Tree Protection Order (TPO). The tree was shown as T1 on plan TPO 60/14 attached to the report at Appendix 1.

The report explained that on 7 April 2025 an application had been received from the Arboricultural Contracts manager in Streetscene seeking consent for a 2m crown reduction of the Beech tree (application reference PL/25/0543). The reason for the pruning was cited as being 'to help alleviate complaints from local residents and Councillors for shade,

overhang branches and debris causing drain and guttering blockages and mess'. An indication of the reduction was set out in Appendix 2.

The report stated that complaints had been ongoing for a number of years relating to nuisance issues caused by the tree. Ward councillors Councillor Mitchell (on behalf of 6, 8, 10 & 12 Hadleigh Rise) and Councillor DP Singh (also on behalf of Hadleigh Rise residents) had requested that Streetscene prune the tree to alleviate the residents' concerns. The work proposed aimed to alleviate the nuisance issues experienced by adjacent residents whilst not being harmful to the health or amenity value of the tree. It was understood that the residents did not wish to see the tree removed, only regularly pruned to address their concerns.

The report stated that a public notice had been displayed giving details of the proposed works and, so far, one response had been received from Councillor DP Singh in support of the works.

The report concluded that the works proposed were necessary in order to appropriately manage the tree to alleviate concerns. The proposed reduction would not have a significant detrimental impact on the health or amenity value of the tree. Subject to no substantive objections or comments being received as a result of the public notice, it was recommended that the works be approved.

Resolved –

That the proposed tree works to the Beech tree be approved, subject to no substantive objections being received within the consultation period.

101. PL/25/0464 - PROPOSED FELLING OF TWO TREES AT 26 KENDRICK ROAD, READING WITHIN THE KENDRICK ROAD CONSERVATION AREA

The Committee considered a report on the proposed felling of one Bay tree and one Conifer at 26 Kendrick Road, within the Kendrick Road Conservation Area, which was being brought to Committee as the owner of the property was a Councillor. A plan showing the property within the Conservation Area was attached at Appendix 1 and photographs of the trees were attached at Appendix 2.

The report stated that the trees were two of many within the rear garden of 26 Kendrick Road. The property had previously been an HMO and the garden and house had not been well maintained. The Bay tree was close to the rear elevation and required removal to erect scaffolding to carry out necessary gutter and roof repairs. The Conifer (on the boundary with Alpha House next door) was growing out of the base of the fence, had significant dead areas of foliage and was growing into the crown of the better Yew tree overhanging from Alpha House.

The report explained that on 20 March 2025 a Section 211 Notice (6-weeks prior notice of tree works in a Conservation Area) had been received for the felling of the two trees (reference PL/25/0464). The 6-week period would end on 1 May 2025 after which the proposed works could be carried out. The only way in which felling could be prevented was

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by service of a Tree Preservation Order (TPO), but neither tree was worthy of a TPO, so the only appropriate response was to offer no objection to the felling.

Resolved –

That no objection be offered to the felling of one Bay tree and one Conifer.

102. ANNUAL PERFORMANCE REPORT - PLANNING DEVELOPMENT MANAGEMENT, COMMITMENTS MONITORING BY PLANNING POLICY AND BUILDING CONTROL

The Committee received a report setting out details of the work and performance in the Planning Development Management and Building Control teams during 2024/25 with comparison to previous years.

Resolved – That the report be noted and the Committee's congratulations to the teams on their good performance be recorded.

103. PL/24/0173 (FUL) - BROAD STREET MALL, BROAD STREET

Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.

The Committee considered a report on the above application, consideration of which had been deferred at the meeting on 2 April 2025 to seek further information on matters raised by the Committee. The report set out further information on: affordable housing; open space and leisure; and disabled person's parking and Electric Vehicle charging. Copies of the original report and update report submitted to the 2 April 2025 meeting were appended to the report.

The legal adviser reported at the meeting that a new Planning Code of Conduct had been adopted by the Council's Standards Committee on 22 April 2025 and one change in the new code of conduct was the advice to members of the Committee to not vote on an application where consideration had been deferred from a previous meeting, if they had not been present for the consideration of the matter at that original meeting. The legal adviser noted that such Councillors were advised against voting on the deferred application unless the individual Councillor was satisfied that they had been able to receive all the relevant information needed to involve themselves in the decision. The new Planning Code of Conduct would be included in the Council's Constitution and a copy of the code would be sent to all Councillors.

Comments and objections were received and considered.

Members of the Committee queried whether the Discounted Market Rent level for the affordable housing units would be calculated relative to the market rent for other similar units or to the average market rent for the whole building and whether the rent would actually be affordable compared to prevailing local rents. It was requested that the wording

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used in S106 agreements for other Buy to Rent schemes be examined and officers come up with suitable wording for the relevant S106 agreement Heads of Terms to ensure that the units would be affordable.

The Committee also requested that the wording for the Heads of Terms relating to the study into a feasibility scheme for bridging and/or environmental improvements over the IDR from the BSM development/Minster Quarter area be written to ensure that such a study would be independent and unbiased.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/24/0173 (FUL), subject to the completion of a Section 106 legal agreement by 4 August 2025 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report submitted to the meeting held on 2 April 2025, as amended by the update report tabled at the meeting held on 2 April 2025 and the report to 30 April 2025, and with any necessary amendments to ensure the affordability of the rent of the affordable housing units and to ensure that the study into a feasibility scheme for bridging over the IDR would be independent and unbiased;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatives as recommended in the original report to 2 April 2025, with the amendments to conditions set out in the report to 30 April 2025;
- (5) That a copy of the new Planning Code of Conduct be sent to all Councillors.

(Councillors Gavin and Moore declared that they had not been present at the meeting on 2 April 2025 when the above application had originally been considered. They took part in the discussion on the application but abstained from voting.)

104. PL/25/0291 (FUL/REG3) - OXFORD ROAD PRIMARY SCHOOL, 146 OXFORD ROAD

Proposed upgrades to playground equipment, suitable for children with Special Educational Needs.

The Committee considered a report on the above application.

Comments were received and considered.

The Committee enquired whether it might be possible to recycle any of the old playground equipment if still usable.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission for application PL/25/0291 (REG3/FUL) be authorised, subject to the conditions and informatives recommended in the report;
- (2) That the applicant be asked to consider recycling of any old playground equipment if possible.

105. PL/25/0292 (FUL/REG3) - WHITLEY PARK PRIMARY & NURSERY SCHOOL, BRIXHAM ROAD

Proposed upgrades to playground equipment, suitable for children with Special Educational Needs.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/25/0292 (FUL/REG3) be authorised, subject to the conditions and informatives recommended in the report;
- (2) That the applicant be asked to consider recycling of any old playground equipment if possible.

106. PL/25/0471 (FUL/REG3) - 59 HONEY END LANE

Change of use from Class C3 dwellinghouse to C2 children's home including alterations to front elevation, internal refurbishment and minor landscaping works.

The Committee considered a report on the above application.

It was reported at the meeting that no responses had been received to the public consultation by the end of the consultation period on 25 April 2025.

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/25/0471 (FUL/REG3) be authorised, subject to the conditions and informatives recommended in the report.

107. PL/24/1589 (VAR/REG3) - THE WILLOWS, 2 HEXHAM ROAD

Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access but without complying with Conditions 2, 13, 14, 21 & 22 of permission PL/23/0279).

The Committee considered a report on the above application. The report had appended the original report and update report on application PL/23/0279, that had been considered by the Committee on 1 November 2023.

It was reported at the meeting that no responses had been received to the public consultation by the end of the consultation period on 25 April 2025.

Comments were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/24/1589 (VAR/REG3), subject to the completion of a Section 106 legal agreement by 30 May 2025 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatives as recommended in the report.

108. PL/25/0342 (FUL/REG3) - THAMESIDE PRIMARY SCHOOL, HARLEY ROAD, CAVERSHAM

Proposed upgrades to (Special Educational Needs and Disabilities) SEND play equipment and new 3m security fencing to enclose the proposed play area within the existing site boundary, following demolition of existing play equipment.

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The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/25/0342 (FUL/REG3) be authorised, subject to the conditions and informatives recommended in the report;
- (2) That the applicant be asked to consider recycling of any old playground equipment if possible.

(The meeting started at 6.30 pm and closed at 7.53 pm)

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Planning Applications Committee 28 May 2025



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Title	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS
Purpose of the report	To make a decision
Report status	Public report
Executive Director/ Statutory Officer Commissioning Report	Emma Gee
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Council priority	Not applicable, but still requires a decision
Recommendations	<p>The Committee is asked to:</p> <ol style="list-style-type: none"> 1. note this report and any officer recommendations for site visits. 2. confirm if there are other sites Councillors wish to visit before reaching a decision on an application. 3. confirm if the site(s) agreed to be visited will be arranged and accompanied by officers or can be unaccompanied but with a briefing note provided by the case officer.

1. Executive Summary

- 1.1. To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit would be appropriate before the matter is presented at Committee and to confirm how the visit will be arranged. A list of potential sites is appended with a note added to say if recommended for a site visit or not.

2. The Proposal

- 2.1. A site visit helps if a proposed development and context is difficult to visualise from the plans and supporting material or to better understand concerns or questions raised by a proposal.
- 2.2. Appendix 1 of this report provides a list of, mainly major, applications recently received that may be presented to Committee for a decision in due course and which Officers consider Members would benefit from visiting to inform decision making. Appendix 2 then lists those sites that have previously been agreed should be visited before considering the officer report.
- 2.3. More often it is during consideration of a report on a planning application that it becomes apparent that Councillors would benefit from visiting a site to assist in reaching the correct decision. In these instances, Officers or Councillors may request a deferral to allow a visit to be carried out.
- 2.4. Accompanied site visits are appropriate when access to private land is necessary to appreciate matters raised. These visits will be arranged and attended by officers on the designated date and time. Applicants and objectors may observe the process and

answer questions when asked but lobbying is discouraged. A site visit is an information gathering opportunity to inform decision making.

- 2.5. Unaccompanied site visits are appropriate when the site can be easily seen from public areas and allow Councillors to visit when convenient to them. In these instances, the case officer will provide a briefing note on the application and the main issues to assist when visiting the site.
- 2.6. It is also possible for officers to suggest, or Councillors to request, a visit to a completed development to assess its quality.

3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
 - Promote more equal communities in Reading
 - Secure Reading's economic and cultural success
 - Deliver a sustainable and healthy environment and reduce our carbon footprint
 - Safeguard and support the health and wellbeing of Reading's adults and children
 - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
 - Putting residents first
 - Building on strong foundations
 - Recognising, respecting, and nurturing all our diverse communities
 - Involving, collaborating, and empowering residents
 - Being proudly ambitious for Reading
- 3.3 Full details of the Council Plan and the projects which will deliver these priorities are published on the Council's website - [Council plan - Reading Borough Council](#). These priorities and the Council Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.
- 3.2 The processing of planning applications contributes to delivering a sustainable and healthy environment and helping the economic, cultural and vibrant success for Reading Borough.
- 3.3 The processing of planning applications contributes to creating a healthy environment with thriving communities and helping the economy within the Borough, identified as the themes of the Council's Corporate Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods.

5. Community Engagement

- 5.1. Statutory neighbour consultation takes place on planning applications.

6. Equality Implications

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.
- 7. Legal Implications**
- 7.1. None arising from this report.
- 8. Financial Implications**
- 8.1. The cost of site visits is met through the normal planning service budget and Councillor costs.
- 9. Timetable for Implementation**
- 9.1. Site visits are normally scheduled for the Thursday prior to committee. Planning Administration team sends out notification emails when a site visit is arranged.
- 10. Background Papers**
- 10.1. There are none.

Appendices

Appendix 1

Potential Site Visits. List of applications received that may be presented to Committee for a decision in due course:

None this time

Appendix 2

Previously Agreed Site Visits with date of PAC when requested:

- 231041 - Portman Road – unaccompanied agreed by PAC 06.09.23.
- 230822/OUT Forbury Retail Park (west) – accompanied agreed by PAC 24.07.24.
- 240846/FUL Napier Court, Napier Road – accompanied agreed by PAC 24.07.24.

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Planning Applications Committee

28 May 2025



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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	The Committee is asked: 1. To note the report.

1. Executive Summary

- 1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

2. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee with summary reports provided.

3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
 - Promote more equal communities in Reading
 - Secure Reading's economic and cultural success
 - Deliver a sustainable and healthy environment and reduce our carbon footprint
 - Safeguard and support the health and wellbeing of Reading's adults and children
 - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
 - Putting residents first
 - Building on strong foundations
 - Recognising, respecting, and nurturing all our diverse communities
 - Involving, collaborating, and empowering residents
 - Being proudly ambitious for Reading
- 3.3. Defending planning appeals made against planning decisions contributes to creating a sustainable and healthy environment with supported communities and helping the economy within the Borough as identified as the priorities within the Council Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods

5. Community Engagement

- 5.1. Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals, and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

6. Equality Implications

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

7. Legal Implications

- 7.1. Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

8. Financial Implications

- 8.1. Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 “Cost Awards in Appeals and other Planning Proceedings”.

9. Timetable for Implementation

- 9.1. Not applicable.

10. Background Papers

- 10.1. There are none.

APPENDIX 1

Appeals Lodged:

WARD:	KATESGROVE
APPEAL NO:	APP/E0345/W /25/3363345
CASE NO:	PL/24/0661
ADDRESS:	Folk House Church Street Reading
CASE OFFICER:	Matthew Harding
PROPOSAL:	Replacement of timber windows with UPVC windows
METHOD:	Written Representation
WARD:	CAVERSHAM HEIGHTS
APPEAL NO:	APP/E0345/ /D/25/3365141
CASE NO:	PL/24/1696
ADDRESS:	340 Hemdean Road, Caversham
CASE OFFICER:	Gary Miles
PROPOSAL:	Erection of part double part single storey side extension and single storey rear extension. Removal of existing lean to side porch
METHOD:	Householder Written Representation
WARD:	THAMES WARD
APPEAL NO:	APP/E0345/ W/25/3364774
CASE NO:	PL/24/0900
ADDRESS:	Land adjacent to 24 George Street, Caversham
CASE OFFICER:	Ethne Humphreys
PROPOSAL:	This application seeks planning permission for the erection of 5 x bed dwelling houses within a terrace. Indicative landscaping is shown, with cycle and bin storage. It is proposed to be a car free development
METHOD:	Written Representation
WARD:	REDLANDS
APPEAL NO:	APP/E0345 Y/25/3363142/
CASE NO:	PL/24/1111
ADDRESS:	97 London Road
CASE OFFICER:	Matthew Harding
PROPOSAL:	Proposed restoration of brick boundary wall and paving of frontage and new bin store
METHOD:	Written Representation
WARD:	TILEHURST
APPEAL NO:	APP/E0345/D/25/3364230
CASE NO:	PL/25/0217
ADDRESS:	49 Recreation Road
PROPOSAL:	Single storey rear extension (retrospective)
CASE OFFICER:	Mishga Marshall
METHOD:	Written Representation
WARD:	CHURCH
APPEAL NO:	APP/E0345/ Z/25/3364611
CASE NO:	PL/25/0221
ADDRESS:	211 Shinfield Road
PROPOSAL:	Erection of a D6 Small Format Advertisement Display
CASE OFFICER:	Gary Miles
METHOD:	Written Representation

WARD: REDLANDS
 APPEAL NO: APP/E0345 /25/3361380
 CASE NO: PL/24/1054
 ADDRESS: 11Newcastle Rd
 PROPOSAL: Change of use from a dwelling (class c3) to 7 person house in multiple occupation (sui generis) and associated works.
 CASE OFFICER: Matthew Harding
 METHOD: Written Representation

WARD: KATESGROVE
 APPEAL NO: APP/E0345 /25/ Z/25/3359854
 CASE NO: PL/24/1345
 ADDRESS: 70-72 Whitley Street, Reading
 PROPOSAL: Replacement of internally illuminated D48 poster with digital displayEdit
 CASE OFFICER: Gary Miles
 METHOD: Written Representation

APPENDIX 2

Appeals Decided:

WARD: TILEHURST
 APPEAL NO: APP/E0345/D/24/3356199
 CASE NO: PL/24/0691
 ADDRESS: 122 Westwood Road
 PROPOSAL: Retrospective permission sought for Wooden garage to front of existing house
 CASE OFFICER: Gary Miles
 METHOD: Householder Written Representation
 DECISION: Appeal Allowed
 DATE DETERMINED: 07/04/2025

WARD: KENTWOOD
 APPEAL NO: APP/E0345/D/24/ 3348748
 CASE NO: PL/24/0095
 ADDRESS: 16a Kentwood Hill
 PROPOSAL: Side and rear extensions to 2no. existing flats to convert them into 2no. self-contained dwelling houses
 CASE OFFICER: Anthony Scholes
 METHOD: Written Representation
 DECISION: Appeal Dismissed
 DATE DETERMINED: 30/04/2025

WARD: CAVERSHAM HEIGHTS
 APPEAL NO: APP/E0345/D/24/ 3353393
 CASE NO: PL/23/1590
 ADDRESS: 2 Consiboro Way
 PROPOSAL: Demolition of existing dwelling house and construction of replacement dwelling house
 CASE OFFICER: Marcelina Rejwerska
 METHOD: Written Representation
 DECISION: Appeal Dismissed
 DATE DETERMINED: 09/05/2025

Case Officer Comments: This appeal was mainly concerned with the biodiversity value of the site. This is a vacant and subsequently quite overgrown plot, where the applicant had completed substantial clearance prior to submission of the planning application. As the proposed replacement dwelling was comparatively large to the neighbouring properties and included an annexe in the rear garden, this left little space for meaningful soft landscaping to address the biodiversity net loss on site. The Inspector addressed the fact that Policy EN12 (Biodiversity and the Green Network) does not contradict the new legislation relating to Mandatory Biodiversity Net Gain, and therefore the reason for refusal based on biodiversity net loss on site was supported by the Inspector. The other reasons for refusal relating to the large scale and footprint of the dwelling were not supported by the Inspector as the plot is larger than those in the surrounding area and can therefore support a larger dwelling. The appeal was dismissed due to the harm to biodiversity identified.

WARD:	BATTLE
APPEAL NO:	APP/E0345/D/24/3352227
CASE NO:	PL/23/1491
ADDRESS:	21 Western Elms Avenue
PROPOSAL:	Proposed construction of three town houses
CASE OFFICER:	Marcelina Rejwerska
METHOD:	Written Representation
DECISION:	Appeal dismissed with costs to Reading Borough Council
DATE DETERMINED:	09/05/2025

Case Officer Comments: This is another appeal mainly concerned with biodiversity of the site. Again, the applicant had completed extensive site clearance, with some of the site falling within an identified Green Link. The appellant was unable to demonstrate what the ecological value of the site would have been prior to clearance, and therefore officers were unable to fully assess the extent of the resultant harm. The appellant then submitted the previously requested ecological surveys at the appeal stage, requiring officers to spend a considerable amount of time assessing this new information. Regardless, the Inspector agreed with the Council that the development, although acceptable in its design, posed considerable harm to the ecological value of the site and this outweighed the benefit of 3x new dwellings and the appeal was dismissed on that basis. Due to the late submission of documents, the Council submitted a counter-appeal for an award of costs, which was allowed. Officers have submitted a claim for almost £10,000 in full costs to be recovered from the applicant, which will now be put forward to the applicant's agents for agreement.

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28 May 2025



Reading
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Title	PLANNING APPLICATION REPORT
Ward	Caversham
Planning Application Reference:	PL/25/0606 (FUL) & PL/25/0607 (LBC)
Site Address:	Caversham Court Gardens, Church Road, Caversham, Reading
Proposed Development	Repair and conservation of part of the eastern boundary (screen) wall at Caversham Court Gardens including: part dismantling and rebuilding of two sections of the wall, repairs in situ to the wall, repairs to brickwork arches over existing below ground vaults, new structural concrete slab over vaults, alterations to existing surface water drainage and new supplementary surface water drainage, new paving to inner pavement, root protection measures.
Applicant	Reading Borough Council
Report author	Marcie Rejwerska
Deadline:	18 th June 2025
Recommendations	Subject to no substantive objections received by 21 st May 2025: Grant planning permission and grant listed building consent, subject to conditions.
Conditions	<p>Full planning permission:</p> <ol style="list-style-type: none"> 1. Time Limit – Three Years 2. Approved Plans 3. Materials as Specified 4. Construction Method Statement to be submitted prior to commencement 5. Tree replanting location, details, maintenance and timetable for planting to be submitted prior to commencement of works. 6. Archaeology – Written Scheme of Investigation to be submitted prior to commencement of works. <p>Listed building consent:</p> <ol style="list-style-type: none"> 1. Time Limit – Three Years 2. In accordance with approved Plans and Schedule of Works 3. Any replacement material to match/no other structural work is permitted 4. Full Survey and Cataloguing to be submitted 5. Dismantling methodology 6. Cross section of the wall to be submitted

	7. Details of replica arches to be submitted
Informatives	1. Terms 2. Complaints about construction 3. Highways 4. Positive and Proactive

1. Executive summary

- 1.1. The proposal is to repair the eastern section of the boundary wall at Caversham Court Gardens, which is Grade II listed, including repairs to the existing vaults below the wall to strengthen the structure, new paving and additional surface water drainage. The proposed works require the removal of one existing mature tree on the site.
- 1.2. The proposal is recommended for approval subject to the conditions as outlined above.

2. Introduction and site description

- 2.1. The proposal relates to the flint wall running alongside Church Road and comprises the boundary of Caversham Court Gardens, a Grade II Registered Park and Garden. The wall itself is Grade II listed under listing number 1113446. The listing for the wall reads as follows:

CHURCH ROAD 1. 5128 (South Side) Caversham Screen wall at north-east end of Caversham Court Recreation Ground SU 7074 11/445 II GV 2. Early-mid C19. Probably by Augustus Welby Northmore Pugin. Gothic. Flint on ashlar and brick basement. About 10 foot high with stone cope and occasional pinnacles. Brick lacing courses to south. 4 lancets to left. Entrances framed by 3 bays on each side with weathered buttresses and ogee-shaped panels. Returned to north in brick with chamfered cope. This part of the wall also has gateway, presumably formerly linking stable court: ogee headed archway, ashlar fronted to south, with 4 flanking bays (brick lined ogee panels to south). Part of wall realigned in early part of C20. Pugin attribution based on recollection of Marianne Loveday (former leaseholder).

- 2.2. The full listing description for the Registered Park and Gardens can be found on the Historic England register at the following weblink:
- 2.3. <https://historicengland.org.uk/listing/the-list/list-entry/1000582?section=official-list-entry>.
- 2.4. The gardens are located within the St Peters Conservation Area.
- 2.5. The application is required to be determined by Planning Applications Committee as Reading Borough Council is the applicant.

3. The Proposal

- 3.1. Full planning permission and listed building consent is sought for structural repairs and conservation works proposed to be carried out to the eastern boundary (screen) wall to Caversham Court Garden between the carriage and pedestrian arched openings gateway and the tea hut/toilet building to the south. The carriage and pedestrian arched openings gateway and all other parts of the eastern boundary (screen) wall are to remain undisturbed. The works are described in full within Section 7 of this report.
- 3.2. At the end of July 2024, a section of the wall was subject to partial collapse.

3.3. Documents and plans received:

1041-PR00-001-Location Plan
1041-PR00-002-Existing Block Plan
1041-PR00-003-Existing Site Plan
1041-PR00-004-Proposed Block Plan
1041-PR00-005- Proposed Site Plan
1041-Caversham Court Gardens-Heritage Statement-Revision 1
22138 Caversham Court Gardens KRP Repair

Received by the LPA on 23 April 2025

4. **Relevant Planning History**

- PL/19/0944 – Repairs to wall. Planning application withdrawn.
- PL/07/0863 - Restoration of the Grade 2 Listed Garden and its structures, including repair and re-building of replicas and new disabled access ramp. Refurbishment of toilet to kiosk and toilets, and soft landscaping. Planning application granted
- PL/07/1602 - Restoration of the Grade 2 Listed Garden and its structures, including repair and re-building of replicas and new disabled access ramp. Refurbishment of toilet to kiosk and toilets, and soft landscaping. Planning application granted.
- Pre-Application Advice – April 2025.

5. **Consultations**

- 5.1 The planning notice was attached to nearby street furniture on 30th April 2025 and left in place for a minimum of 21 days (until 21st May 2025).

No letters of representation have been received at this time. An update report will follow after 21st May (when the 21 days has lapsed) to confirm whether any letter of representation have been received.

- 5.2 Internal consultees:

- **RBC Natural Environment –**
 - Over the course of several years, intermittent discussions have taken place with regards to a suitable replacement planting (as required under law) location, including replacement in the same location, replacement in the Vicarage rear garden, extension of the existing grass area (with the young Lime) to plant in that and planting within the pavement on the other side of the main entrance (RBC land, in addition to the 2 Limes that were there). All were dismissed for one reason or another.
 - The Friends of Cav Ct and the Tree Wardens are keen to ensure the Lime lined frontage of Caversham Court is retained. As you are aware, RBC have had to fell two Limes on the north side of the main entrance due to poor health – these trees can be seen on Google St view in 2022.
 - For clarity, the replacement tree (for the Diocese Lime) is required, and was always assumed to be planted over above those RBC should be replanting anyway as part of normal procedure, i.e. 3 replacements are now due; 2 by RBC and 1 by the Diocese. However, I understand

that the applicant is proposing to replace the Diocese Lime in one of the RBC locations – it is unclear where exactly.

- The submissions provided do not provide clarity on the matter of trees. What is required is a clear tree removal & replacement plan. This should not be onerous and I would suggest it plots the Lime to be removed and the replacement planting location (addition of a current photos indicating the location would be helpful), along with the tree details, which I assume will be a Small-leaved Lime (*Tilia cordata*) of 14-16cm girth / 4.25m high – this should be checked with Streetscene who, I assume, will sourcing, planting and maintaining it.

- **RBC Conservation Officer** – No objections, subject to recommended conditions.
- **RBC Transport Development Control** – No comments regarding SuDS. No objections in terms of Transport, subject to conditions.
- **Berkshire Archaeology** – No objections subject to recommended condition.

6. Legal context

- 6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.3 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.4 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

National Planning Policy

National Planning Policy Framework 2024 (amended February 2025)
National Planning Practice Guidance
Conservation Principles Policies and Guidance 2008, Historic England
HEAG304 Listed Building Consent, Historic England Advice Note 16, 2021

Reading Borough Local Plan (2019)

Policy CC1 – Presumption in Favour of Sustainable Development
Policy CC7 – Design and the Public Realm
Policy EN1 – Protection and Enhancement of the Historic Environment
Policy EN3 – Enhancement of Conservation Areas
Policy EN12 – Biodiversity and the Green Network
Policy EN14 – Trees, Hedges and Woodland

Other Documents

St Peters Conservation Area Appraisal 2018

Local Plan Partial Update

- 6.5 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025.
- 6.6 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. Officer advice in respect of the Local Plan policies pertinent to this application and listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

7. Appraisal

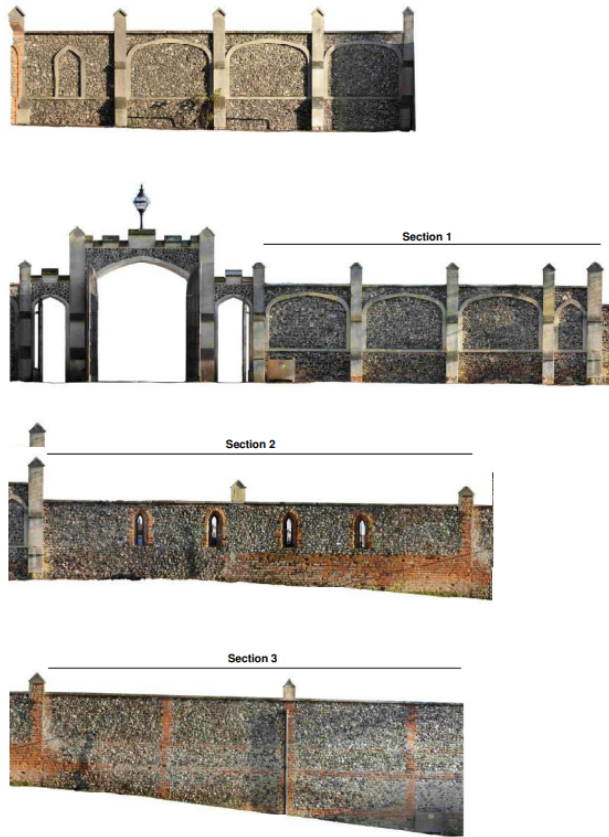
- 7.1. The main considerations relevant to the determination of this application are:

- i. Heritage Impacts
- ii. Trees
- iii. Surface Water Drainage
- iv. Archaeology

i) Heritage Impacts

- 7.2 Policy EN1 states "Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings." Policy CC7 also outlines relevant design considerations.
- 7.3 The overall principle of the proposed works is acceptable and welcomed to ensure the longevity of this heritage asset.

Eastern Boundary Screen Wall – west elevation (garden side) photographs – Photos by KRP Engineers



- 7.4 Section 1 and 2 - Due to the unstable nature of the wall, as determined by the structural engineer, sections 1 and 2 of the wall are to be recorded, catalogued and carefully dismantled and then rebuilt to match existing on a 'like for like' basis, utilising as much of the original materials, including stone masonry, flints and bricks, as possible, bedded and 30 pointed in a natural hydraulic lime mortar. The foundations of the wall are to be exposed, by trial pitting, following the dismantling of the wall to allow the engineer to assess their adequacy and to determine if necessary and essential strengthening are required. Tree root protection is to be incorporated into the works to protect the rebuilt wall from the adjacent lime trees.
- 7.5 Section 3 - The soffit of the vaults requires raking out and repointing of the masonry with a naturally hydraulic lime mortar. Any dislodged bricks require resetting so that they follow the profile of the arches. The abutments, piers and original portions of flank wall require raking out and repointing, again in lime mortar, resetting any dislodged bricks. The foundations to the piers and abutments are to be verified by trial pitting to allow the engineer to assess their adequacy or call for strengthening where necessary. A reinforced concrete cover slab is to be provided over the below ground arches. The slab is to be suspended, spanning between stub walls constructed on the line of the masonry walls that support the arches.
- 7.6 The proposed extent of works required, and the associated methodology has been sufficiently justified by the applicant and is considered acceptable for this site, and as such the works are considered in accordance with policies CC7, EN1 and EN3.

ii) Trees

- 7.7 Policy EN14 states “individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended.”
- 7.8 There are two existing trees of note in close proximity to the section of the wall to be repaired. There is a small sapling on the left hand side of the entrance gate which is not affected by the works. One mature tree (nearest to the east section of the wall where the proposed works are to take place) is to be removed as part of the proposal. It is considered that this would result in a degree of harm to the visual amenity of the area, however the works are necessary to preserve the listed building, and it is considered that the works are necessary to avoid a greater degree of harm, namely the continued deterioration of the wall.
- 7.9 The tree to be removed will have the stump ground out and root protection will be installed along the wall to prevent any remaining roots from further damaging the wall foundations.
- 7.10 For context, the tree to be removed belongs to the Diocese. On the right hand side of the entrance gate, two mature Lime trees belonging to RBC have already been removed due to being diseased.
- 7.11 A tree replacement is proposed to be planted where 1x Lime tree has recently been removed on the right hand side of the entrance gate. At this stage, officers have requested the submission of a tree removal and replacement plan to clearly identify the location of the proposed replanting. Should this be received before the 22nd of May, the plan will be included in an Update report to the Committee, however, until these plans are received a condition is recommended for the plans to be secured prior to commencement of works.

iii) Surface Water Drainage

- 7.12 Policy EN18 encourages smaller schemes to incorporate SuDS where possible. Parts of the garden grounds are within Flood Zones 2 and 3 as the park is located on the River Thames bank.
- 7.13 The pavement extending down from the main entrance to the park, above the underground vaults and as far as the first drain lying to the south of the existing kiosk is to be replaced with a SUDs permeable resin-bound gravel system, with cut-off drains provided at each end of the run of paving, with additional drains provided at each end of the impermeable cover slab over the arches. The cut off drains will discharge to soakaways as surveys have failed to identify an alternative suitable means of water disposal.
- 7.14 The proposed drainage is considered acceptable for this location and would not affect the historic character of the site.

iv) Archaeology

- 7.15 The application site is within an area of archaeological potential. Due to proposed groundworks within previously undisturbed land (SuDS within areas of undisturbed lawn), Berkshire Archaeology have recommended a condition to secure a Written Scheme of Investigation. This is in accordance with Paragraph 218 of the NPPF (2025) which states that local planning authorities should *‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or*

in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible’.

8. Equality implications

8.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

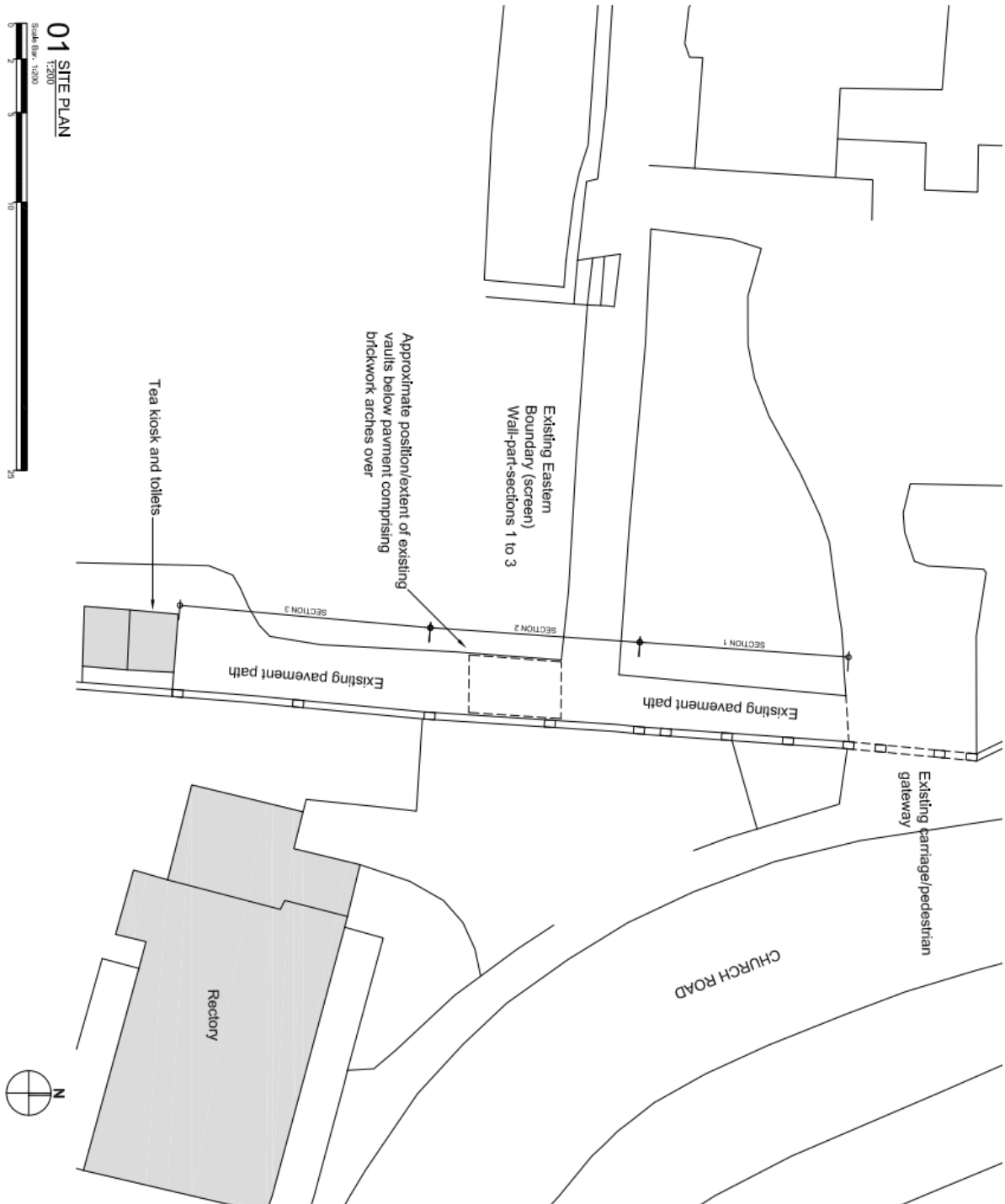
8.2 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this application.


9. Conclusion & Planning Balance

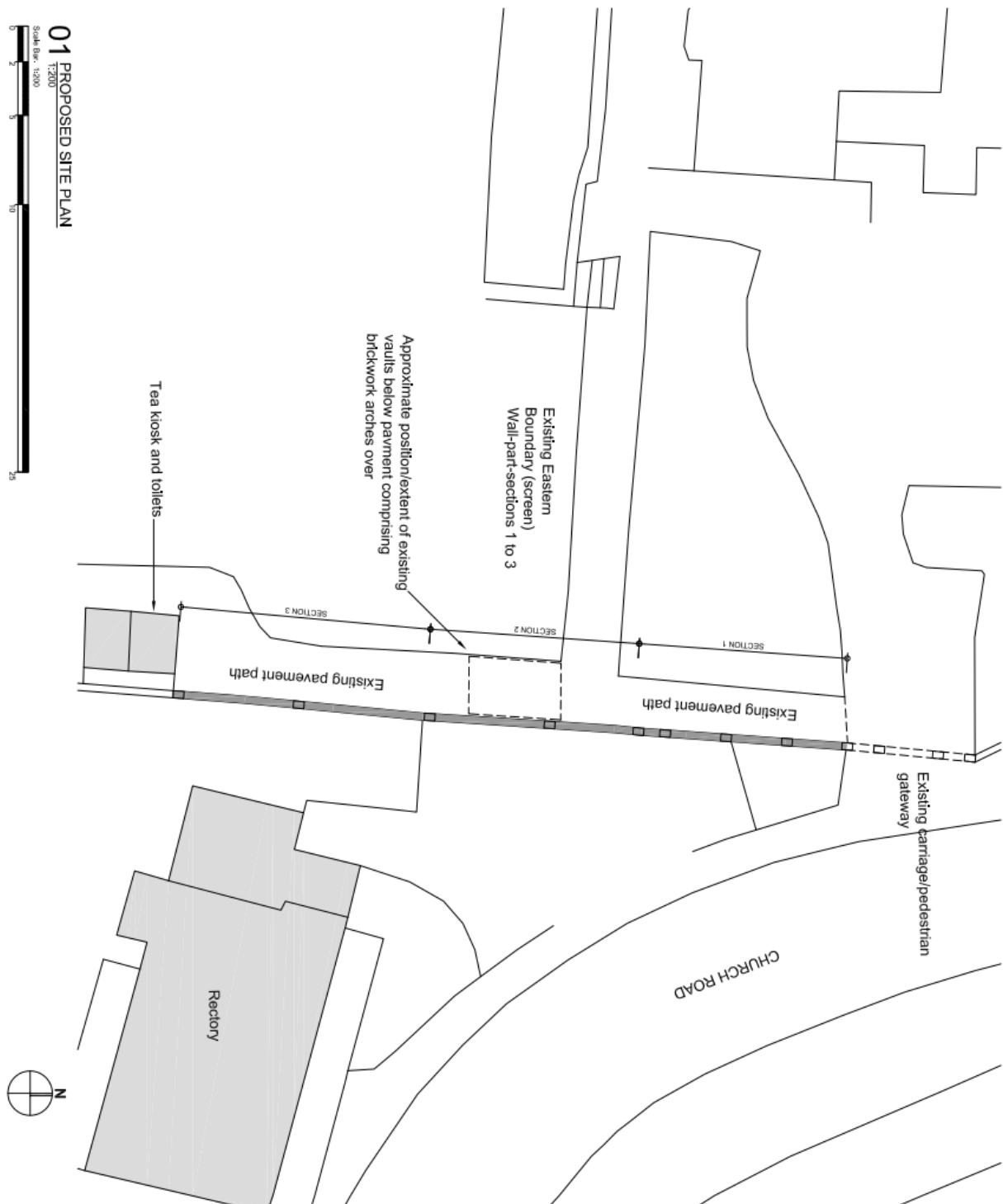
9.1 As with all applications for planning permission considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.2 The proposal is considered necessary to ensure the longevity of this heritage asset, and the proposed works and methodology are considered an appropriate response. The harm arising from the removal of the existing tree is outweighed by the heritage benefits. The proposal is therefore considered acceptable and is therefore recommended for approval, subject to conditions as listed above.

Plans



 <p>MORSEWEBB architects</p> <p>The Firm, The Stone Store, Newbold, 4028 95C 12, 0116 627810. 0116 627810</p>	
project	Caversham Court
title	Existing Site Plan
scale	1:200 @ A3
date	PRELIMINARY
drawn by	003
checked by	PR00



Existing wall Section 1&2 to be retained and repaired in situ. Re-basalt incorporating salvaged materials from existing wall.

Existing wall section 3 to be retained in situ, conserved and repaired.

MORSEWEBB
architects

The Old Theobalds Square, Hampden Road, B2
Tel: 0121 633 0788, www.morsewebb.co.uk

Project

Caversham Court Gardens

1:200 @ A3

1041

PRELIMINARY

PR00

1:200 @ A3

1041

PRELIMINARY

PR00

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28 May 2025



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Title	PLANNING APPLICATION REPORT
Ward	Caversham Heights
Planning Application Reference:	PL/24/1659 (FUL)
Site Address:	Land at Atterbury Gardens, Land to the rear of 23-25 Richmond Road, Caversham
Proposed Development	Erection of 4no. two-storey detached dwellings (3 x 3-bed, 1 x 4-bed) including access via Atterbury Gardens, parking, and associated works
Report author	Anthony Scholes
Applicant	Mr Steve Hicks
Deadline:	Agreed extension of time to 30 June 2025
Recommendations	<p>Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to</p> <p>i) GRANT full planning permission, subject to:</p> <ul style="list-style-type: none"> a) the satisfactory completion of a s106 legal agreement and delegate to ADPTPPS to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may be reasonably required to issue the permission, and b) receipt of a satisfactory arboricultural impact assessment. OR <p>c) ii) Refuse full planning permission if the legal agreement is not completed, and/or satisfactory information relating to arboricultural impacts is not provided by 30/6/2025 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement, and provision of satisfactory arboricultural information)</p>
S106 Terms	Contribution toward affordable housing equivalent to 10% GDV (£134,750)
Conditions	<ol style="list-style-type: none"> 1. TL1 Standard three year time limit 2. AP1 Approved Plans 3. M2 Materials (to be approved) 4. C2 Construction Method Statement(CMS) 5. C1 Hours of construction/demolition (0800-1800 Mon-Fri; 0800-1300 Sat (not at all on Sundays/BankHolidays)) 6. L2 Landscaping plan (to be approved) 7. L7 Arboricultural method statement (to be approved) 8. L3 Boundary treatments to be approved 9. C03 Contaminated land assessment to be submitted)

	<ul style="list-style-type: none"> 10. C04 Remediation scheme to be submitted 11. C05 Remediation scheme (implement and verify) 12. C06 Reporting of unidentified contamination 13. DC1 Vehicle Parking (as specified) 14. DC3 Vehicle access (as specified) 15. DC5 Cycle parking (as specified) 16. DC8 Refuse and recycling (as specified, including presentation area, and collection) 17. DC24 Electric Vehicle charging points (detailed to be provided, approved by LPA, and implemented prior to occupation) 18. C4 No bonfires 19. Pre-commencement construction environmental management plan (to be approved) 20. Pre-occupation Lighting scheme (to be approved) 21. Pre-commencement biodiversity enhancements scheme (to be approved) 22. Pre-commencement variegated yellow archangel eradication strategy (to be approved) 23. PD1 Permitted development extension rights removed (Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), and Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse)) 24. PD2 Permitted development extension rights removed (no new openings) 25. PD3 Obscure glazing (to specific windows facing neighbouring properties, including maintaining in perpetuity)
Informatives	<ul style="list-style-type: none"> 1. IF1 Positive and proactive 2. IF2 Pre-commencement conditions 3. IF3 Highways 4. IF32 Biodiversity Net Gain Plan (To be approved) 5. IF4 Section 106 (accompanies approval) 6. IF5 Terms 7. IF6 Building Regulations Approval required 8. IF7 Complaints about construction 9. IF8 Encroachment 10. IF9 Contamination 11. I11 Community infrastructure levy (Chargeable) 12. I17 Do no damage the verge

1. Executive summary

- 1.1. This report concerns the application for full planning permission for the erection of 4 no. detached dwellings on land to the south of Atterbury Gardens, previously the garden of no's 23-25 Richmond Road. A previous application was approved in 2021 (which has now lapsed) for 3 no. dwellings on the same site. The proposal would provide additional dwellings on a windfall site, with a policy compliant affordable housing contribution. , The proposal would result in an on-site loss of biodiversity, but would provide an off-site biodiversity net gain, and overall it is considered on balance to be acceptable, and the recommendation is to grant subject to completion of a s106 agreement, and receipt of a satisfactory arboricultural impact assessment.

2. Introduction and site description

- 2.1. The application is a 'minor' application and is presented to Committee at the request of Councillor Ballsdon citing concerns around amenity impacts, and community concerns.
- 2.2. The application site comprises land to the south-east of Atterbury Gardens and to the north of No's 23 and 25 Richmond Road. The plot is approximately 0.16ha in size, and is 'L' shaped, extending further into the former garden of no. 23 Richmond Road than it does the former garden of no. 25 Richmond Road.
- 2.3. The surrounding area is predominantly residential with a mix of building styles. There are several trees in the area, some of which are subject to a Tree Preservation Order
- 2.4. The site is within an area of potential contaminated land and a green link runs through the site.



Figure 1 - Site location plan and aerial image



Figure 2 - Panoramic view of site (Richmond Road properties in background)



Figure 3 - Fence to site as viewed between no's 2 and 3 Atterbury Gardens



Side of no.2 Atterbury Gardens



View to front of 3-5 Atterbury Gardens (Application site to right)

Figure 4 - Site photos of Atterbury Gardens properties

3. The proposal

- 3.1. The proposed development seeks full planning permission for the erection of 4 x 2-storey dwellings with associated parking, bin and cycle storage and soft landscaping. The dwellings would be set out with rear gardens facing toward no. 23 Richmond Road, and the rear of no.6 Woodford Close respectively.

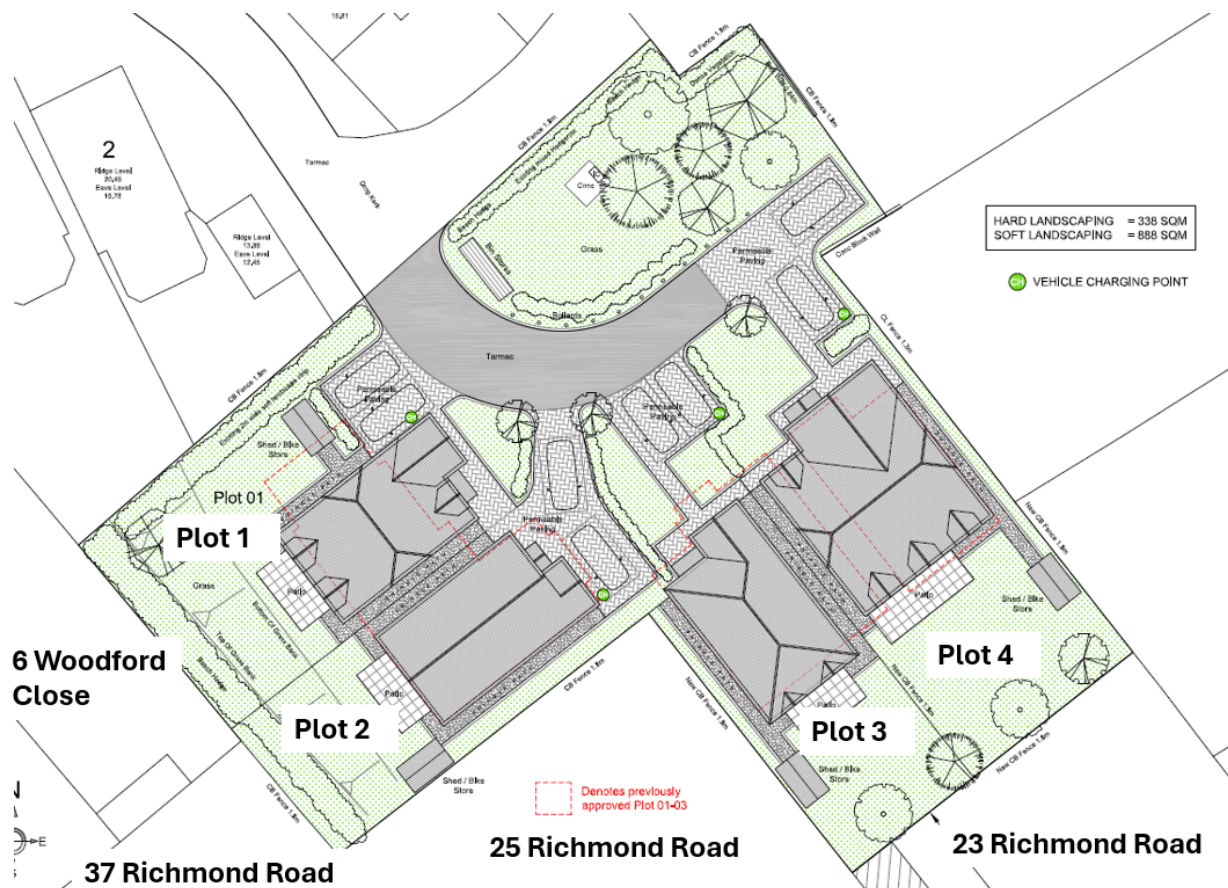


Figure 5 - Proposed Site Plan (as amended 2 May 2025)

- 3.2. The proposed dwellings would be accessed via Atterbury Gardens and each dwelling would have 2 parking spaces as well as cycle storage and vehicle charging points.
 - 3.3. The proposed materials are to include external brick detailing, with tiled roofs.
 - 3.4. The proposal will be a Community Infrastructure Levy (CIL) liable development. The applicant has provided the CIL Additional Information Form. Based on the information provided by the applicant and the 2025 CIL rate, this is estimated to amount to approximately £98,050.68 (533m² of the proposals x £120 per m² x 2025 indexation). An informative will be attached to the decision notice to advise the applicant of their responsibilities in this respect.
 - 3.5. Plans and supporting information considered are /include:
 - Drawing No. TPO759-01-00 – Existing Site Plan
 - Drawing No. TPO759-01-02 – Existing Site Plan
 - Drawing No. TPO759-01-03 – Proposed Site Plan
 - Drawing No. TPO759-01-05 – Proposed Plot 01 Elevations
 - Drawing No. TPO759-01-06 – Proposed Plot 02 & 03 Floor Plans & Elevations
 - Drawing No. TPO759-01-07 – Proposed Plot 04 Floor Plans
 - Drawing No. TPO759-01-08 – Proposed Plot 04 Elevations
 - Drawing No. TPO759-01-09 – Proposed Refuse Vehicle Tracking Plan
- The 'Lustre Consulting', Phase 1 Desk Study reference 3170 - 190503 – JMrv1, dated May 2019 (including appendices)

The 'Davis Planning', Affordable Housing, Heads of Terms and Energy/Sustainability Statement

The 'Harrison Arboriculture', Arboricultural impact assessment, protection plan and method statement reference 659-2026-9/3/2024, dated 5 December 2024

The 'Arbtech', Biodiversity net gain assessment, dated 5 November 2024

The 'Arbtech', Preliminary ecological appraisal and roost assessment, dated 30 October 2024

The 'Davis Planning', Planning, design and access statement

As received 11 December 2024

Drawing No. TPO759-01-03A – Proposed Site Plan Rev A

As received 17 March 2025

Drawing No. TPO759-01-03B – Proposed Site Plan Rev B

The 'Arbtech', Biodiversity net gain assessment, dated 31 March 2025

The 'Arbtech', statutory biodiversity metric calculation tool, dated 31 March 2025

As received 31 March 2025

Drawing No. TPO759-01-03C – Proposed Site Plan Rev C

Drawing No. TPO759-01-00C – Existing Site Plan Rev C

Drawing No. TPO759-01-01C – Existing Site Block Plan Rev C

Drawing No. TPO759-01-02C – Existing Site Plan Rev C

Drawing No. TPO759-01-03C – Proposed Site Plan Rev C

Drawing No. TPO759-01-04C – Proposed Plot 01 Floor Plans & Elevations Rev C

Drawing No. TPO759-01-05C – Proposed Plot 02 Floor Plans & Elevations Rev C

Drawing No. TPO759-01-06C – Proposed Plot 02 Floor Plans & Elevations Rev C

Drawing No. TPO759-01-07C – Proposed Plot 04 Floor Plans Rev C

Drawing No. TPO759-01-08C – Proposed Plot 04 Elevations Rev C

Drawing No. TPO759-01-09C – Proposed Refuse Vehicle Tracking Plan Rev C

The 'Arbtech', Biodiversity net gain assessment, dated 2 May 2025

The 'Arbtech', Statutory biodiversity metric calculation tool, dated 2 May 2025

As received 2 May 2025

Drawing No. 25.29-001 – Refuse vehicle swept path

As received 15 May 2025

4. Planning history

- 4.1. 20/0759 (FUL) Erection of 3no. detached dwellings. Permitted 12 November 2021 (Lapsed)
- 4.2. PL/14/1625 (FUL) Erection of two x three-bed detached houses with detached garages. Refused.
- 4.3. PL/13/1368 (OUT) – Outline application for the erection of a detached house with detached garage. Withdrawn.

Nearby Relevant applications

- 4.4. 35 Richmond Road - 191952/FUL - Proposed 3-bed detached dwelling with a detached single garage on a 0.06 Ha plot subdivided from existing land within the curtilage of the application site. Permitted.
- 4.5. 37 Richmond Road 150753/FUL - Demolition of existing 4 bed bungalow and replacement with 2x5 bed properties, including highways and landscaping. re-submission of refused application 14/1660. Refused and allowed at appeal.



Figure 6 - Nearby application references (as outlined above)

5. Consultations

RBC Ecology Consultant

- 5.1. RBC's Ecologist consultant has provided a comprehensive response in relation to the proposal. In summary, the site is considered to have limited ecological value which would be a constraint to the development, and the removal of invasive plant species is required. There is a small risk of impacting species during construction which is required to be managed through condition (construction environment management plan). The proposal will be required to provide a scheme for biodiversity enhancements, including mammal gaps given its identification as a 'Green Link' as per policy EN12. Full details of lighting will also be required to mitigate impact on surrounding habitats.
- 5.2. With regard to biodiversity net gain (BNG), the application is subject to mandatory biodiversity net gain under other legislation. An informative is required that states that the planning permission would be subject to the automatic conditions for biodiversity net gain. RBC's ecologist is satisfied that the BNG requirements can be met as detailed.

RBC Transport Development Control

- 5.3. RBC transport control officers are satisfied that the proposal provides parking, including cycle parking, in accordance with the adopted supplementary planning document (SPD). The access for vehicles is suitable, and waste collection vehicle tracking was updated on 15 May 2025 demonstrating refuse collection vehicles can access and turn within Atterbury Gardens. Details of fencing to ensure appropriate heights that do not block visibility splays will be secured by condition. A construction method statement, and full details of electric vehicle charging is recommended to be secured by condition.

RBC Waste

- 5.4. The proposal includes suitable refuse storage bins, and collection of waste within Atterbury Gardens is considered appropriate, access via the gates would need to be ensured by the applicant, and waste operatives are satisfied that collection would be achievable.

RBC Natural Environment Officer Comments

- 5.5. This application is likely to be supported subject to securing an Arboricultural method statement via condition and landscaping via condition. Prior to a decision, it is reasonable, however, to seek an amended AIA to clarify the issues raised below. This AIA has yet to be received, and should any information on this be forthcoming, it will be provided in any update report.

Site notices and objections

- 5.6. Two site notices were placed, one being along Richmond Road, and the other within Woodford Close. One site notice would have been sufficient to meet the statutory requirements on the LPA.

Caversham and District Residents Association (CADRA)

- 5.7. A summary of CADRA's objection is provided below:
- Overdevelopment of the site (out of keeping with character of the area)
 - Significant risk to pedestrians from increased vehicle trips
 - Emergency vehicles will not be able to access the development
 - Bin collection arrangement are not acceptable, and would result in bins within Woodford Close
 - Concerns around loss of biodiversity of the land
 - Management of construction needs to minimise impacts on residents
 - Foul drainage issues within the area
- 5.8. 19 objections were received and are summarised below:
- Overdevelopment of the land out of keeping with layout and density of the area
 - Highways safety concerns
 - Traffic and parking issues
 - Concerns around bin storage and collection
 - Loss of green space, habitat, and biodiversity (various animals transit the site)
 - Concerns around construction activities (clear construction method statement required, noise, dust, and fumes)
 - Foul drainage and flood risk concerns
 - Negative impact on character or appearance of the area
 - Concerns over disabled persons' access
 - Lack of consultation with Woodford Close residents
 - Overbearing, and overshadowing to neighbouring properties
 - A previous application was refused
 - Some information is inaccurate
 - No parking for visitors
 - Over provision of parking *Officer Note – this objection is/was based on original plans showing 10 no. spaces*
 - Concern over contaminated land and health risks
 - Loss of privacy and outlook
 - Impact on wildlife and limited space for landscaping
 - Insufficient detail on sustainability and building materials
 - Development will not contribute toward zero carbon reading
 - Lack of publicity of previous application due to lockdowns
 - Impact on trees
 - Concerns over sinkholes

- 5.10 All material planning considerations are considered in the Appraisal section below. Other points not addressed include:
- Foul drainage: The application would need to seek permission from utility providers to connect the development. Such consent/s would likely have to be subject to the capacity of the relevant systems. Maintenance related matters are for the statutory undertakers to resolve and are not a material planning consideration.
 - Concern over sinkholes: Though this is noted as a recent occurrence in the Caversham area. Matters of suitable stability would be addressed through the Building Regulations.
 - Lack of publicity of previous application: The previous application was commented on by a number of neighbours, though the lack of comments on another application is not relevant to the current application being considered.
 - Potential inaccuracies: Officers have considered the plans as presented, which appear accurate for planning purposes. Should issues arise in the future as a result of inaccuracies, the applicant will require subsequent approvals (variations, or a new application).

6. Legal context

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

National Policy – National Planning Policy Framework (NPPF) (December 2024)

Section 2 – Achieving Sustainable Development
Section 4 – Decision Making
Section 5 – Delivering a sufficient supply of homes
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 – Making Effective Use of Land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Reading Borough Local Plan 2019 Policies

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change
CC5: Waste Minimisation and Storage
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
CC9: Securing Infrastructure
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN16: Pollution and Water Resources
H1: Provision of Housing

H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
H10: Private and Communal Outdoor Space
H11: Development of Private Residential Gardens
TR1 Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents and other guidance

Affordable Housing (2021)
Planning Obligations under S106 (April 2015)
Sustainable Design and Construction (Dec 2019)
Employment, Skills and Training (2013)
Parking Standards and Design (2011)
Reading Tree Strategy (2021)
Reading Biodiversity Action Plan (2021)

Local Plan Partial Update

- 6.4 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025.
- 6.5 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. Officer advice in respect of the Local Plan policies pertinent to this application and listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’

7. Appraisal

- Principle of Development
- Ecology and biodiversity
- Design considerations
- Residential amenity
- Environmental health matters
- Transport matters
- Sustainability
- Affordable housing
- CIL
- Other matters
- Matters raised in representations

7.1. Principle of Development

- 7.1.1. The NPPF (paragraph 124) states that LPAs should “... *promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land*”. The site would therefore be considered a ‘windfall’ site as defined by the NPPF. Paragraph 73 (d) of the NPPF states that “*small and medium sized sites can make an important contribution to meeting the housing requirements of an area ... (LPAs should) ... support the development of windfall sites through their policies and decisions – giving great weight to*

the benefits of using suitable sites within existing settlements for homes". As such, great weight is afforded to the benefits of provision houses within this established and well serviced area.

7.1.2. Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development.

7.1.3. Policy H11 (Development of Private Residential Gardens) requires that *new residential development that involves land within the curtilage of private residential gardens will be acceptable where:*

- 1) It makes a positive contribution to the character of the area;*
- 2) The site is of an adequate size to accommodate the development;*
- 3) The proposal has a suitable access;*
- 4) The proposal would not lead to an unacceptable tandem development;*
- 5) The design minimises the exposure of existing private boundaries to public areas;*
- 6) It does not cause detrimental impact on residential amenities;*
- 7) The emphasis is on the provision of family housing;*
- 8) There is no adverse impact on biodiversity, and*
- 9) The proposal does not prejudice the development of a wider area.*

7.1.4. Therefore, while the proposed site is not 'previously developed land', the principle of redevelopment would be acceptable providing the criteria outlined in Policies H11 and H2 (relating to general location, accessibility, density and housing mix matters) are met.

7.1.5. Policy H2 (Density and Mix) states that: *"The appropriate density of residential development will be informed by:*

- the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;*
- its current and future level of accessibility by walking, cycling and public transport;*
- the need to achieve high quality design;*
- the need to maximise the efficiency of land use; and*
- the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers...*

Indicative densities for different types of area are set out in figure 4.5, but the criteria above may indicate that a different density is appropriate. ...Net densities of below 30 dwellings per hectare will not be acceptable."

Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms"

7.1.6. The proposed development would be at a residential density of approximately 24 dwellings/hectare, which falls below that set out within Policy H2. As per the above policy text, the character of the area in which it is located informs appropriate densities. The low density of the area may make a proposal at 30 dwellings per hectare inappropriate with regard to all other matters. Accordingly, it is considered that in responding to the whole of Policy H2, and Policy H11 it is considered that in this specific instance, given the site characteristics and constraints (i.e impact on neighbours discussed further below) that the density of development is appropriate, with the proposal making an efficient use of the space/land available. Furthermore, in terms of mix, the proposed development seeks to provide 3x3-bed and 1 x 4-bed. In terms of the housing mix (size of units), the principle of providing additional housing on a windfall site, with the entire provision being family-sized accommodation is considered to weigh in favour of the proposal

7.2. Ecology and biodiversity

- 7.2.1. Paragraph 187 of the NPPF (2024) states that: *“Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs...”*.
- 7.2.2. From 12 February 2024, biodiversity net gain (BNG) is mandatory for most development, including this. This policy change has occurred since the decision on the previous planning application in 2021.
- 7.2.3. Policy EN12 states that: *“key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced ... Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links. ... On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible”*.
- 7.2.4. The site is identified as a ‘green link’ on the local plan proposals map. The application has also shown that the proposed development would result in a biodiversity net loss on site. The development will impact upon the green link. Policy EN12 requires *“new development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.”*
- 7.2.5. The proposal is required to ensure the continued functional integrity of the green link. To achieve this proposal will require building biodiversity enhancements, native planting, and appropriate boundary treatments with mammal gaps to enable birds, bats, badgers, and hedgehogs to continue to traverse the gardens of the new development.
- 7.2.6. the proposed development results in an on-site loss of biodiversity. This would weigh against the proposal in isolation. However, an off-site biodiversity net gain is required by legislation and would apply as a condition to the development if granted. This would lessen the harm identified though would not directly mitigate the biodiversity in this specific site. Though, as the separate regime for biodiversity net gain exists, and the proposal could be considered to comply with Policy EN12 which seeks a biodiversity net gain wherever possible, this aspect of the proposal is considered to be neutral in the planning balance.
- 7.2.7. As per the Biodiversity Net Gain Hierarchy, and Policy EN12, the applicant should prioritise on-site biodiversity gains. The applicant is seeking to provide as much on-site biodiversity improvements. This includes the improvement of the green area to the north-east portion of the site, with 6 new trees, and an improved biodiversity value. This could be considered a significant biodiversity enhancement and may need to be included within a s106 agreement, rather than by condition. An update report will be provided to clarify the correct mechanism for this.

7.3. Design considerations

- 7.3.1. Policies CC7 (Design and the Public Realm) and H11 (Development of Private and Residential Gardens) both seek to ensure that new development enhances and preserves the local character. Policy H10 (Private and Communal Outdoor Space) of the Local Plan

requires the design of outdoor areas to respect the size and character of other similar spaces in the vicinity. The 2024 NPPF (paragraph 135) seeks to ensure developments: function well, are visually attractive, are sympathetic to local character, maintain a sense of place, optimise the potential of the site, and create places that are safe, inclusive, accessible with a high standard of amenity for residents.

- 7.3.2. It is noted that the officers report for the previously approved application (PL/20/0759) stated:

“Whilst the plot sizes would be less spacious to those of Richmond Road to the south and Consisboro Avenue to the east, they would be comparable to those of Atterbury Gardens to the north and Woodford Close to the west. Indeed, given that the proposals would be accessed from the Atterbury Gardens Road, and would therefore largely be viewed in the Atterbury Gardens context, it is considered that the overall plot sizes would align with Atterbury Gardens character.

Further to the above, it is considered of relevance that the Inspector for application 150753 37 Richmond Road, nearby to the south west of the site, in allowing the appeal for 2 proposed dwellings (following demolition of bungalow), placed great emphasis on the differing urban grain, mass and scale of dwelling and plots in the wider area when looking at prevailing context. This is considered to support the rationale to view the proposals in the Atterbury Gardens context in terms of plot size and space to the boundaries and overall character of the area.

In terms of detailed design, there is a variety of design styles within the area including the more modern townhouse style of Atterbury Gardens, and the larger detached properties and bungalows of Richmond Road and Conisboro Avenue to the south and east respectively. The proposed dwellings would be comparable in height to those of surrounding properties and would utilise red brick similar to that of Atterbury Gardens. Albeit the proposed dwellings would be of different design and scale to each other, when seen from all nearby vantage points, this is not considered to be overwhelming and is instead, in this very specific instance, considered to acceptably respond to its context and the constraints of the site.

Overall, the proposed development is considered to have a satisfactory design and appearance which would cause no adverse harm to the character and appearance of the area, given the location and existing context of neighbouring properties. However, officers also acknowledge and consider that the amount of development proposed is the maximum permissible at this site, owing to the site constraints and surrounding characteristics of the immediate area. Given the above, in respect of both the proposed buildings themselves and the nearby context, the proposals are considered satisfactory in design terms.”

- 7.3.3. The planning permission to which the above assessment relates has lapsed and is therefore not a material planning consideration. The assessment, and its findings, were made against the Reading Borough Local Plan 2019, in conjunction with the relevant NPPF (date). The Local Plan policies remain the assessment benchmark for consideration of the current planning application, with limited weight afforded to the partial update noted above, given its current stage.
- 7.3.4. Notwithstanding the above, the proposal is for 4 dwellings. It falls to be acknowledged that the site sits within an area that transitions from a significantly lower density, and more spacious character along Richmond Road and Conisboro Avenue. Atterbury Gardens and Woodford Close (1970s), including recent developments highlighted above including land to the rear of 35-43 Richmond Road. The area to the south and east is made up of houses within substantial plots with the area to the north and west being smaller modern developments with garages and generally of a much smaller plot size. Atterbury gardens, and some of Woodlands Close are back land plots which have organically formed over time. The site is accessed via the area of a much tighter urban grain, containing generally two-storey dwellings.

- 7.3.5. As the prevailing urban of Atterbury Gardens is smaller and of a tighter grain than Woodford Close, the proposal, with its footprint, plot coverage, heights and house sizes would sit well within its immediate context, and not appear out of keeping with that prevailing character.
- 7.3.6. Similarly, the proposal provides dwellings which are separated by relatively narrow gaps to boundaries, including between one another. The gapping between other properties within Atterbury Gardens is equally tight, or in the case of no's 3-5 is less distinguishable than the proposal. Therefore, the proposal is not considered to be overly cramped compares to the immediate character of the area and pattern of development.
- 7.3.7. The proposal is accessed via a narrow private driveway, which is proposed to be continued to service the new dwellings. These are provided with two parking spaces each. The surrounding dwellings, have a variety of surface treatments, including hardstanding to the majority of the frontage of no's 3-5 Atterbury Gardens. The area of retained green space in the north-east of the site, along with landscaping around the frontages of each dwelling, and to the north-west of the site would provide sufficient setting to the proposed development and would not appear to be overly dominated by the hardstanding for parking, especially as compared to Atterbury Gardens.
- 7.3.8. The amended plans, include further variation in dwelling design as compared to the original submission. There is slight variation in design within the area, sufficient to avoid uniformity. The Design proposal changes the orientation of main architectural features such as the gable end wall to the front of each dwelling. In this context, the appearance of the proposal would be far from incongruent with the surrounding architecture and would contribute to the townscape of the wider area. Moreover, the isolated location of the plot would limit the bearing of the development on the surrounding public realm.
- 7.3.9. Accordingly, the proposed development is considered to comply with Policy CC7, and H11 of the Reading Borough Local Plan 2019 with regard to design, and layout.

7.4. Natural Environment, Trees, and Landscaping

- 7.4.1. Policy CC7 (Design and the Public Realm) seeks that development is of high design quality and maintains and enhances the character of the area in which it is located including landscaping. Policy EN14 (Trees, Hedges and Woodlands) requires new development to make provision for tree retention and planting. (Policy EN12 (Biodiversity and The Green Network) requires that new development should provide a net gain for biodiversity where possible and should incorporate biodiversity features into proposals where practical. As noted above, the application site is part of a designated Green Link.
- 7.4.2. A tree survey plan has not been provided in respect of trees that may be affected by the proposals including that of an off-site tree at 5 Conisboro Avenue. In addition, there are protected trees in the rear garden of 9 Conisboro Avenue (as shown below), near to the boundary, wherein details of the root protection areas should also have been provided to confirm any impact of the parking proposed to the front of Plot 3. Officers have requested an arboricultural impact assessment (AIA) be provided for consideration. At the time of writing, no such report has been provided. The previous permission (PL/20/0759) was found to be acceptable with regard to offsite trees, and as such it is not anticipated that there would be a significant issue to the proposal, however updated information is required prior to determining the application. This information is forthcoming, it is not expected to raise significant issue as to alter the recommendation.

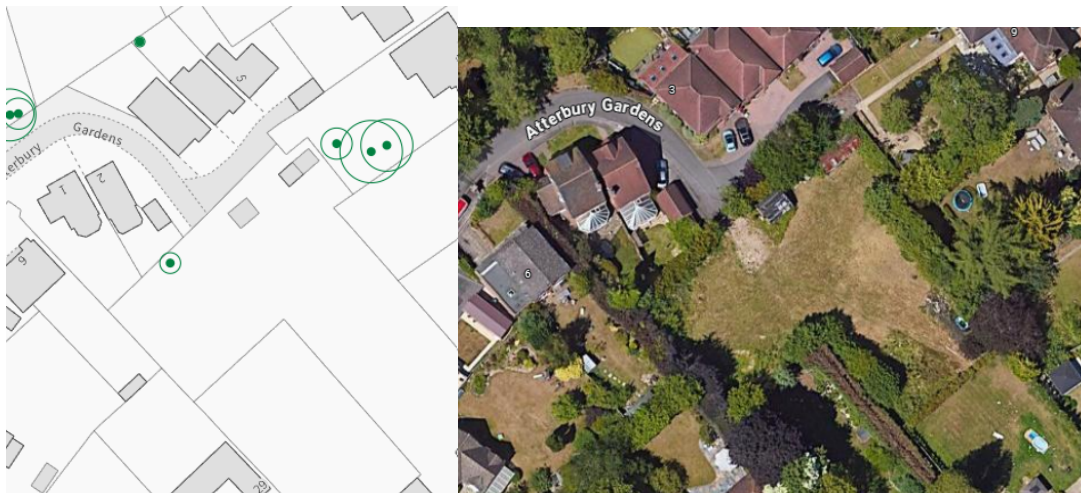
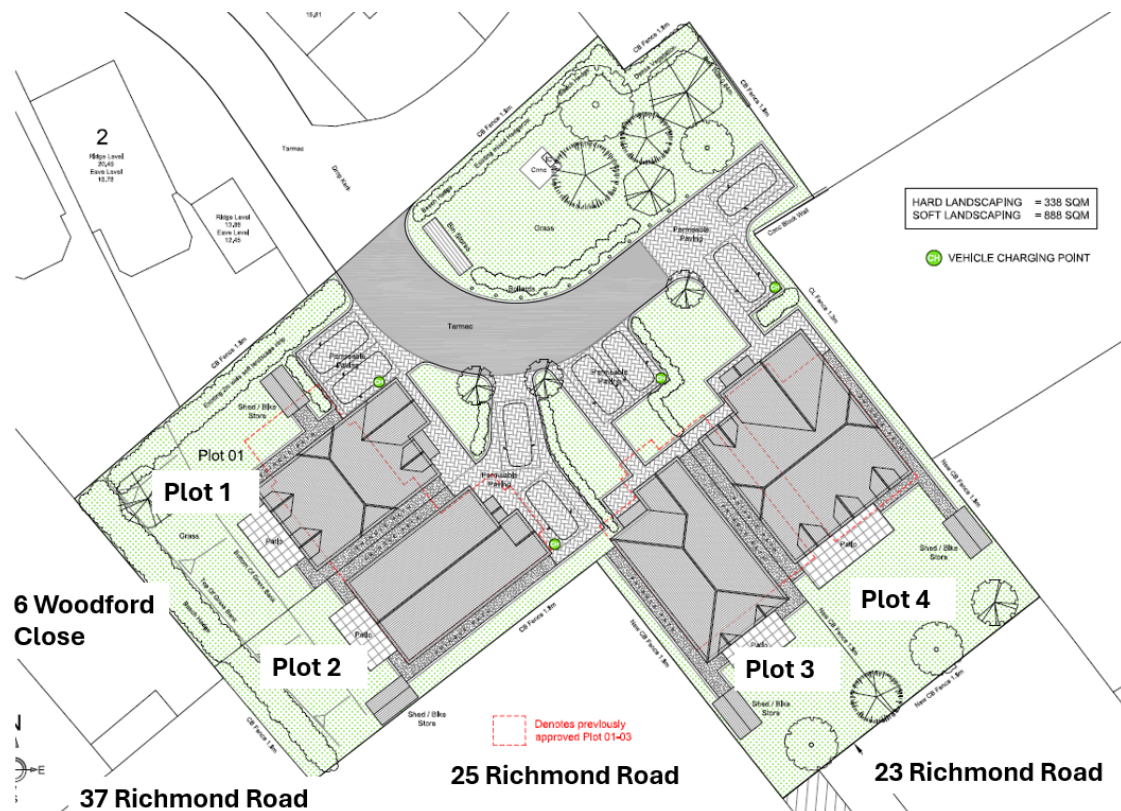


Figure 7 - Tree Preservation order plan, and ariel image showing trees in locality for consideration within an AIA

7.5. Residential amenity

- 7.5.1. Policy CC8 (Safeguarding Amenity) which requires developments to not cause a detrimental impact on the living environment of existing properties in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; and Crime and safety.
- 7.5.2. Concern has been raised by objectors that the proposals would be overbearing to the occupiers of No's 1 and 2 Atterbury Gardens to the north west. It is acknowledged that plot 1 will be located close to the rear boundaries of No's 1 and 2 Atterbury Gardens. However, there will be a distance of 20m from the dwelling to No.1 and separation of 15m to No.2 Atterbury Gardens. The element of built form closest to the boundary will be a two-storey portion, with a roof hipped away from the boundary which will minimise the impact. Given this, whilst clearly visible to the occupiers of these properties, it is not considered that there will be any significant material loss of amenity in terms of loss of light or overbearing effects. No first floor windows are proposed on the flank elevation facing towards No's 1 and 2, which will also be secured by way of condition and as such there would be no loss of privacy/overlooking.



- 7.5.3. In relation to No.29 Richmond Road, to the south, given the distance from the proposed dwelling (plots 2) to the boundary with this property and distance to the dwelling itself combined with the orientation of the proposed dwelling, it is not considered to result in any material loss of light or overbearing effects. A first floor window is proposed that would face across the rear of the garden of No.29. Given that it would face across the rearmost part of the garden and that any views would be at an oblique angle, combined with the existing and proposed vegetation/tree planting, it is not considered to result in any significant material loss of privacy to occupiers of this property such to warrant a refusal on this basis.
- 7.5.4. In relation to No.6 Woodford Close, to the west/north west, as above, given the distance of plot 1 from the proposed dwelling to the boundary with this property and distance to the dwelling itself combined with the orientation of the proposed dwelling, it is not considered to result in any material loss of light or overbearing effects. A first floor window is proposed that would face across the rear of the garden of No 6. Given that it would face across the rearmost part of the garden and that any views would be at an oblique angle, combined with the existing vegetation, it is not considered to result in any significant material loss of privacy to occupiers of this property such to warrant a refusal on this basis.
- 7.5.5. In relation to No.25 Richmond Road to the south east, whilst the proposed dwelling within plots 3 and 4 would be close to the rear boundary of this property, there would be a distance of over 30m to No.25 itself and as such the proposals would not result in any material loss of light or overbearing effects. There would be two first floor windows on the south east facing elevation. However, given the aforementioned distance between the properties, which aligns with the guidance of 20m distance outlined within Policy CC8, the proposals are not considered to result in any significant material loss of privacy to the occupiers of this property.
- 7.5.6. Policy H10 and H11 both seek to ensure developments are provide functional gardens. The supporting text of policy H10 provides guidance around previous policies which sought a minimum of garden area being no less than the floor area of the dwelling. The policy also states that these areas should respect the size and character of similar spaces

in the vicinity. The gardens range from approximately 74m²-138m² (useable area) with the GFA's being 117m² for all but plot 4 which is 182m². These gardens are smaller than a prevailing garden size within the area. Though the gardens sizes are consistent with those within Atterbury Gardens. These gardens would provide for functional open space for future residents. Given these smaller gardens in the vicinity, it is not considered objectionable to fall short of the policy guidance in this instance, as it would meet the overarching policy text.

- 7.5.7. Usually, the proposed dwellings could be subject to significant further extensions and alterations under subsequent permitted development rights, which could negatively impact on the amenity of nearby occupiers. Extensions allowable under permitted development rights have the potential to have negatively impact upon the area through inappropriate plot coverage, built form resulting in overbearing, or potentially privacy concerns. Given the tight urban grain of the area and the gardens being at a minimum that would be acceptable further extensions without planning permission could result in unacceptable impacts. In order to mitigate this, it is considered necessary and reasonable to apply conditions to remove permitted development rights under Classes A (alterations), B (roof additions) and E (outbuildings).
- 7.5.8. In terms of noise, vibrations, dust and fume considerations were permission to be granted, it is considered that both during the construction phase, and subsequently, the proposals will be acceptable subject to a variety of conditions for any permission. A construction method statement will therefore be secured via condition and is required from a highway safety perspective too. As such in overall terms, considering all nearby residential occupiers, impacts of construction activities are recommended to be controlled through conditions.

7.5 Transport matters

- 7.5.9 The proposed dwelling provide parking in line with the maximum parking requirements contained within the relevant SPD. The access would be suitable, subject to full details of fencing. Though via an unadopted road, it remains suitable for access from private vehicles, waste and delivery vehicles as well as emergency vehicles.
- 7.5.10 Revised waste vehicle manoeuvring details were provided on 15 May 2025 which demonstrated an RBC waste vehicle can enter and exit Atterbury Gardens for waste collection. This would result not only in the collection of waste for the development from Atterbury Gardens but also provide a moderate benefit to the existing residents of Atterbury Gardens that their waste could be collected from the kerbside in front of or closer to their properties. This would also mean that residents of Woodford Close would no longer have 5 no. waste bins stored within the culs-de-sac.
- 7.5.11 Each dwelling is shown with a charging point, with details to be secured by condition should the application be approved. To protect residents from disturbance from construction activities, a construction method statement would be required as recommended in the conditions above.

7.6 Sustainability

- 7.6.9 The applicant's Energy/Sustainability Statement references the scheme incorporating on-site renewable energy and/or an efficient supply of heat, cooling and power which would be welcomed. Notwithstanding, Policy H5 (Standards for New Housing) requires that all new build housing integrates additional measures for sustainability.
- 7.6.10 However, the requirements for improved energy efficiency over building regulations at the time of adoption (2019). These requirements are considered to be met through mandatory compliance with current building regulations. The local plan partial update includes further requirements for improvements beyond current building regulations. These include

optional standards for water efficiency (or water neutrality), and achieving net-zero and to achieve additional energy performance requirements.

- 7.6.11 As outlined above, the partial local plan update is in an early stage, with submission on 9 May 2025. The update is still afforded limited weight due to the stage within the examination process. As such, no additional conditions are required in this instance.

7.7 Affordable housing

- 7.7.9 Policy H3 (Affordable Housing) requires that for development proposals of 1-4 dwellings, the application should make a financial contribution to enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere within the Borough. The policy goes on to state that where, as a result of viability considerations, proposals fall short of the policy target the onus is on the developer to clearly demonstrate the circumstances justifying a lower affordable housing contribution.

- 7.7.10 The applicant has agreed to pay a contribution of £134,750 towards affordable housing, which has been agreed as representing 10% of the GDV of the site and would therefore be policy compliant. The contribution would be secured by a legal agreement should approval be forthcoming. As such, the proposal would make an appropriate contribution to meeting the identified housing needs of the Borough and achieving sustainable mixed and balanced communities.

7.8 Other matters

Scheme Revisions

- 7.8.9 A number of revisions to the scheme were presented during the course of the application. These were in response to issues and matters raised by officers. No additional public notification was conducted as the amendments were considered to generally lessen potential harm identified.

Environmental health matters

- 7.8.10 Policy EN16 (Pollution and Water Resources) required that developments on land affected by contamination can be satisfactorily managed or remediated against so that it is suitable for the proposed use. The development lies on the site of an historic gravel pit which has the potential to have caused contamination and the proposed development is a sensitive land use.

- 7.8.11 In terms of contaminated land, Environmental Protection colleagues recommend that in the event of a permission, the standard four-stage contaminated land conditions are applied, to ensure that the possible presence of contamination is thoroughly investigated and removed/mitigated if necessary (3 of the conditions would be pre-commencement). With such conditions the proposal is considered to accord with Policy EN16.

8 Equality implications

- 8.5 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 8.6 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the

protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application

9 Conclusion & planning balance

- 9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above. Having gone through this process officers consider that the proposed development would provide additional family sized dwellings on a windfall site would provide be a significant benefit. In addition, the proposal would contribute, in line with policy, a 10% GDV of £134,750 toward offsite affordable housing elsewhere in the borough. The proposal would result in a direct impact upon the biodiversity of the site though, as a result of the BNG requirements, is in accordance with Policy EN12 which seeks a net gain wherever possible. This off-site biodiversity net gain would therefore be neutral in weight. Subject to some additional information with regard to impacts on existing trees the proposal would comply with the Local Plan.
- 9.3 It is considered that officers have applied a suitable planning balance when reaching this conclusion. As such, this application is recommended for approval on balance, given the significant weight attached to the provision of housing, and the policy compliant contribution toward affordable housing elsewhere in the borough, in assisting the Council in meeting its housing targets and providing for the increasingly high need for affordable housing.

Case Officer: Anthony Scholes

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Figure 9 - Proposed site plan



Figure 10 - Plot 1 Proposed plans and elevations

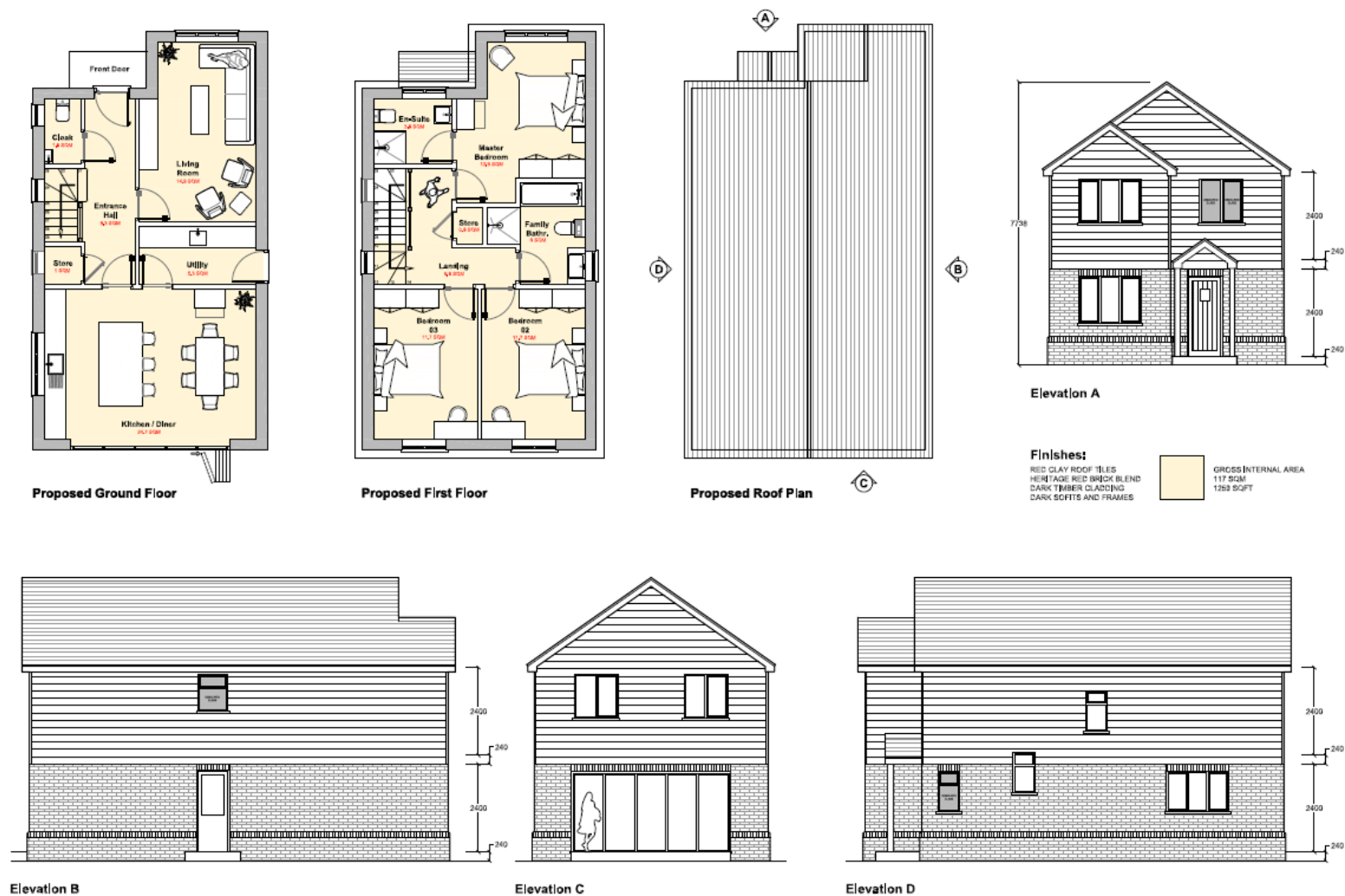


Figure 11 - Plot 2 Proposed plans and elevations



Figure 12 - Plot 3 proposed plans and elevations

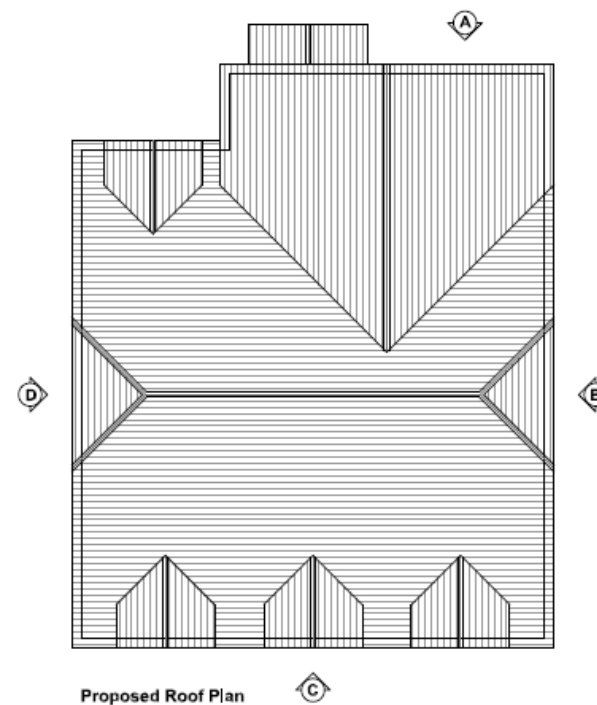
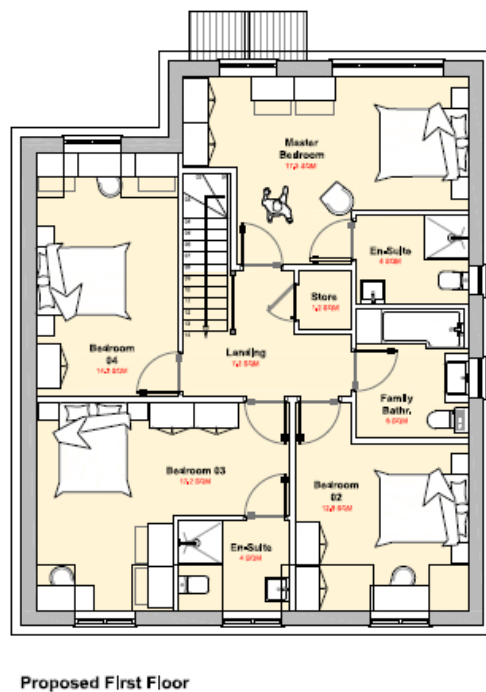
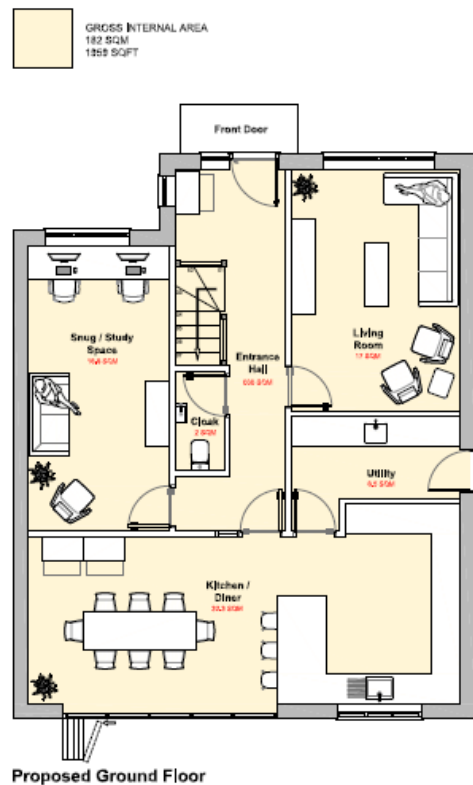
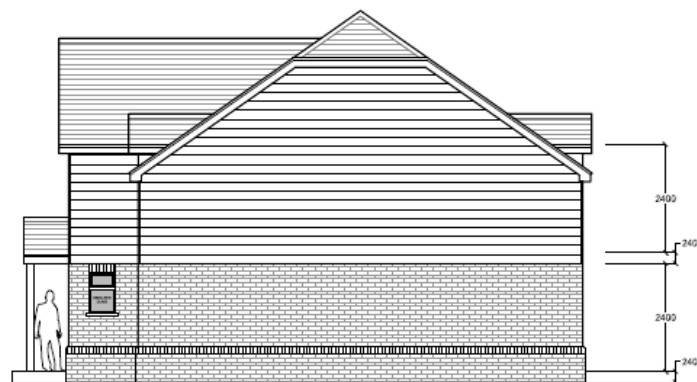


Figure 13 - Plot 4 Proposed floor plans

Finishes:
 RED CLAY ROOF TILES
 HERITAGE RED BRICK MIX
 DARK TIMBER CLADDING
 DARK SHUTTERS AND FRAMES



Elevation A



Elevation B



Elevation C



Elevation D

Figure 14 - Plot 4 proposed elevations

28 May 2025



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Kentwood Ward
Planning Application Reference:	PL/25/0108 Full planning permission
Site Address:	Addresses At Lyndhurst Road, Ringwood Road, Oxford Road, Ripley Road, Cranbourne Gardens and Bramshaw Road Tilehurst
Proposed Development	Part-retrospective estate improvement works, including installation of triple-glazed UPVc windows; Renewal of flat roof covering; External structural repairs; renewal of pitched roof tiles; and installation of external wall insulation
Applicant	Reading Borough Council
Report author	Anthony Scholes
Deadline:	4 June 2025
Recommendations	Grant subject to conditions
Conditions	1. Approved Plans 2. Materials – As specified
Informatives	1. Positive and proactive 2. Building Control – separate approvals required 3. Highways 4. Terms

1. Executive summary

- 1.1. The proposal seeks part-retrospective permission for the external alterations to 40 Council owned properties within the Old Norcot Estate. The proposal is partly retrospective, with works expected to be completed in late May. The proposal is stated to be 'stage 4' of the estate regeneration program which was preceded by three applications for similar works from 2021-2022. The proposal would alter the external appearance of all buildings through the various works. Overall, the proposal is considered acceptable in terms of its effect upon the character and appearance of the area, and neighbouring amenity.
- 1.2. The proposal is recommended for approval subject to the conditions as outlined above.

2. Introduction and site description

- 2.1. The proposed works are exterior alterations, and repair works to various Council owned dwellings along Oxford Road, Lyndhurst Road, Ringwood Road, Ripley Road, Cranbourne Gardens, and Bramshaw Road, Tilehurst. All properties are located on the Old Norcot Estate, which has a mix of similarly designed terraced rows and semi-detached residential dwellings, constructed in the mid-1920s.

- 2.2. This project seeks to improve the thermal efficiency of the properties as well as perform replacement works. The external wall insulation (EWI) system proposed is a key component of this project and aims to improve thermal efficiency through conserving fuel and power, enabling Reading Borough Council to work towards its Zero Carbon target by 2030.
- 2.3. At the time of writing this report, the works proposed within this application are nearing completion, with an expected completion around the end of May. Therefore, part-retrospective planning permission is sought for the works as outlined within this planning application. The application is referred to Committee owing to it being for works to Council owned (Regulation 3) property. It is noted that the applicant has decided to proceed 'at risk' without first obtaining Planning Permission. The reason given is *"Due to budget restrictions and timeframes that the works have commenced. The works are due to finish at the end of May"*

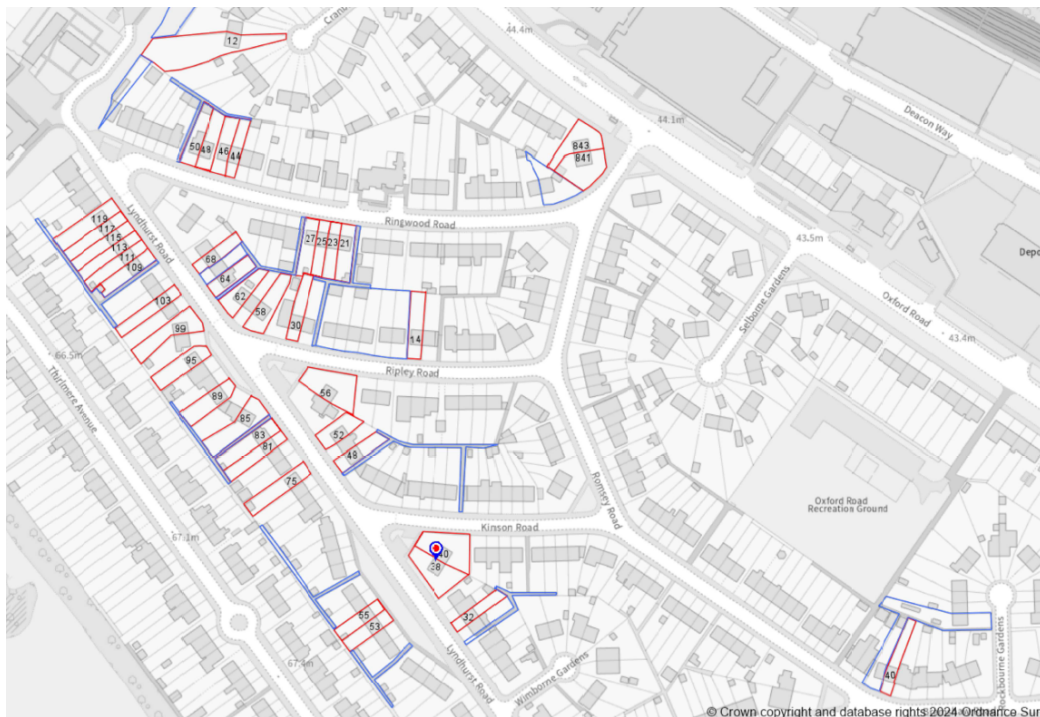


Figure 1 - Site Location Plan

NOTE: The three areas outlined in red on the above plan are where the groups of dwellings, which are the subject of this planning application, are located. The multiple blue lines in the area indicate the extent of Council ownerships in the area.

3. The Proposal

- 3.1. The development proposes alterations to:

Nos. 32, 38, 40, 48, 52, 53, 55, 56, 58, 60, 62, 64, 68, 75, 81, 83, 85, 89, 95, 99, 103, 109, 111, 113, 115, 117, 119 Lyndhurst Road, Tilehurst, Reading, RG30 6UG.
 Nos. 21, 23, 25, 27, 44, 46, 50 Ringwood Road, Tilehurst, Reading, RG30 6UG.
 Nos 841 and 843 Oxford Road, Tilehurst, Reading RG30 6TR.
 Nos 14 and 30 Ripley Road, Reading RG30 6UD.
 No 12 Cranbourne Gardens, Reading RG30 6TS.
 No 40 Bramshaw Road, Reading RG30 6AT.

- 3.2. The following works are confirmed by the planning case officer to be within the criteria for being permitted development:
- Installation of triple glazed uPVC windows
 - Renewal of flat roof coverings
 - Structural repairs (External)

- Renewal of pitched roof tiles

3.3. Notwithstanding the above, the following works have been confirmed to require planning permission:

- External Wall Insulation (EWI) Systems
- Extension of roof overhangs to gable ends or dormer style roofs to allow for EWI to be fitted under new soffit.

4. Plans and Documents Considered

4.1. The following plans and documents were submitted to support the application:

- Location Plan
- Block Plan
- Design and Access Statement
- Cover letter
- CIL form
- Application form
As received 22 January 2025
- Drawing No 24/019/01C General Arrangement Rev C
- Drawing No 24/019/02C General Arrangement Rev C
- Drawing No 24/019/03C General Arrangement Rev C
- Drawing No 24/019/04C General Arrangement Rev C
- Drawing No 24/019/05C General Arrangement Rev C
As received 7 March 2025

5. Planning history

5.1. A number of previous applications for similar improvements across the Old Norcot Estate have been previously considered by Planning Applications Committee:

- PL/21/0904 (REG3) - Works consist of property improvements and upgrades of Thermal efficiency measures to dwellings detailed below. All properties located on the Old Norcot Estate, Reading. Phase 1 addresses to include:- 35, 37, 39, 41, 43 Bramshaw Road RG30 6AT 69, 71, 73, 75 Bramshaw Road, RG30 6AS 377 & 379 Norcot Road, RG30 6AB. Works will see the existing render overclad with a new external wall insulation system, replacement of new triple glazed windows, minor roof adaptations and associated works (Part Retrospective) (Amended Description). Approved 24 June 2021
- PL/22/0190 (REG3) - Property improvement works and Thermal efficiency upgrades to 31 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include 5, 8, 10, 11, 12, 23, 24, 26, 27, 28, 42, 50, 51, 54, 55, 56, 59, 60, 61, 64, 66, 83, 87, 89 Bramshaw Road. 1, 4, 8 Wimborne Gardens. 158 Thirlmere Ave. 13 Ringwood Road. 61 Lyndhurst Road. 67 Lyndhurst Road. (Part Retrospective). Approved 11 February 2022
- PL/22/1800 (REG3) - Property improvement works and Thermal efficiency upgrades to 22 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include:- 1, 3, 4, 6, 7, 9, 10 and 13 Rockbourne Gardens, RG30 6AU. 2, 4, 7, 8, 10 and 11 Cranbourne Gardens, RG30 6TS. 6, 11, 16, 18, 20, 22, 24 and 26 Ripley Road, RG30 6UD. (Part retrospective) (Amended description). Approved 29 June 2023

6. Consultations

6.1. Ten (10) site notices were placed at various points around the area:



Figure 2 - Approximate location of site notices

6.2. No comments were received during the consultation period.

7. Legal context

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

7.2 The application has been assessed against the following policies:

National Planning Policy

National Planning Policy Framework (2024)

Reading Borough Council Local Plan (Adopted November 2019)

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 Adaption to Climate Change

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

Supplementary Planning Documents and guidance

Design Guide to House Extensions SPD (Adopted March 2021)

Sustainable Design and Construction SPD (Adopted December 2019)

8. Appraisal

8.1. The main issues are considered to be:

- I. Design and appearance
- II. Amenity

l) Design and appearance

- 8.2 The proposed works seek to refurbish and improve the thermal performance of these properties for the benefit of the occupiers. The proposed finished insulation system would have a depth of 115mm from the existing cement render. This will alter the character and appearance of the buildings beyond simply a change in render colour. The depth of the proposed render has the potential to alter the external appearance of window openings, doorframes, and result in the loss of eaves.



Figure 3 - Side-by-side recent photo and original elevation showing difference in depth

- 8.3 Paragraph 11 of the NPPF states that “plans and decisions should apply a presumption in favour of sustainable development”. For decision making, this means approving development proposals that accord with an up-to-date development plan unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 8.4 As referred to in the Planning Statement submitted for this application, Reading Borough Council is committed to working towards achieving a carbon neutral Reading by 2030. As per paragraph 4.7 of the Sustainable Design and Construction SPD (2019), heat loss can be prevented by applying high levels of insulation to the roof, walls and floors. Heat loss from windows can be further reduced through double or triple glazing. The works proposed by this application aim to maximise energy efficiency by reducing heat loss from the building envelope. Therefore, the proposed development aligns with the principles of policy CC3 of the Reading Borough Local Plan, which seeks existing development to maximise resistance and resilience to climate change through building improvements.
- 8.5 The properties subject to this application are two storey terraced rows of houses, or semi-detached dwellings. The appearance of these properties previously was the same as others in the area being pebble-dash render, brown roof tiles, PVC windows, and brick porch arches.
- 8.6 The external wall insulation has been selected to improve energy efficiency at the respective properties. The colour of the render finish is different from the predominantly pebble-dash render character of the surrounding area, however it is considered that the new render coating and natural white colour selected is not harmful to the appearance of the application properties or the surrounding area and is consistent with previously approved schemes within the estate.
- 8.7 The render and finish at the depth that has been proposed/implemented has altered the appearance of openings and eaves to the affected properties, resulting in extended eaves and deep window reveals when compared to unaltered neighbouring properties. The adapted roofline is not considered a significant change or harmful to the character and appearance of the proposal sites or the surrounding area.
- 8.8 The proposed replacement of the existing uPVC windows with triple glazed uPVC windows are considered like for like, whilst again positively improving energy efficiency

to these dwellings. The roof adaptations proposed are for the eaves to be extended to accommodate the depth of the render.

- 8.9 It is noted that there is a loss in the detailing of some of the properties (see Appendix 1); these include the loss of red brick archways, along with a change from red brick to render at ground floor level. The loss of such features is not considered harmful in this instance due to the inherent benefits of the proposed works and varying character of the surrounding area.
- 8.10 With regards to the long-term care and maintenance of the external wall insulation; information has been provided detailing procedures for ongoing inspections and maintenance. This includes instructions for cleaning the render, as well as attaching fixtures and fittings to the render.
- 8.11 Overall, in terms of the appearance of the refurbished and altered properties, the changes are considered to be acceptable and in accordance with policies CC7 and H9.

II) Amenity

- 8.12 The proposed works are not considered to harm the living conditions of neighbours within the surrounding area. This is largely due to the nature and scale of the works proposed. The works are not considered to harm the outlook from neighbouring properties, appear visually dominant or harmful when assessed against the criteria listed under policy CC8 of the Reading Borough Local Plan.
- 8.13 The development is considered to result in a betterment for existing and future occupiers at the dwellings subject to the works proposed within this application. It is noted that reveals of windows at the proposal sites are deeper as a result of the external wall insulation, however, the additional depth is not considered to result in a harmful loss of light or harm to outlook for occupiers.
- 8.14 Therefore, the proposed works are considered in accordance with policy CC8 of the Reading Borough Local Plan.

9. Equality implications

- 9.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

10. Conclusion

- 9.1 In addition to being in accordance with policies CC1, CC2, CC3, CC7 and H9 of the Reading Borough Local Plan, the development is considered to suitably improve the thermal efficiency of the respective Council owned properties, whilst not harming the character and appearance of the properties or the area. It can be concluded that the inherent benefits of the proposal by improving energy efficiency at these properties, as part of the

Council's commitment to its Climate Emergency declaration, is considered to weigh heavily in favour of this development.

Case Officer: Anthony Scholes

Plans & Appendices

Site photos of a number of properties where works are completed or underway:



Figure 4 - Site Photos

Figure 5 - Existing and Proposed Plans 1



Figure 6 - Existing and Proposed Plans 2



Figure 7 - Existing and Proposed Plans 3



Figure 8 - Existing and Proposed Plans 4



Figure 9 - Existing and Proposed Plans 5

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