

07 January 2026



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Katesgrove
Planning Application Reference:	PL/25/1671 Full planning permission
Site Address:	NEW CHRIST CHURCH CE PRIMARY SCHOOL, MILMAN ROAD, READING, RG2 0AY
Proposed Development	New external fence and play area to be constructed. Installation of two WCs and an accessible WC into existing building.
Applicant	Reading Borough Council
Report author	Nathalie Weekes
Deadline:	06/02/2026
Recommendations	GRANT planning permission subject to the following conditions:
Conditions	<ol style="list-style-type: none">1. Time limit2. Approved plans3. Materials as specified4. Landscaping details to be specified5. Hours of construction
Informatives	<ol style="list-style-type: none">1. Positive and proactive2. Terms3. Works affecting a highway

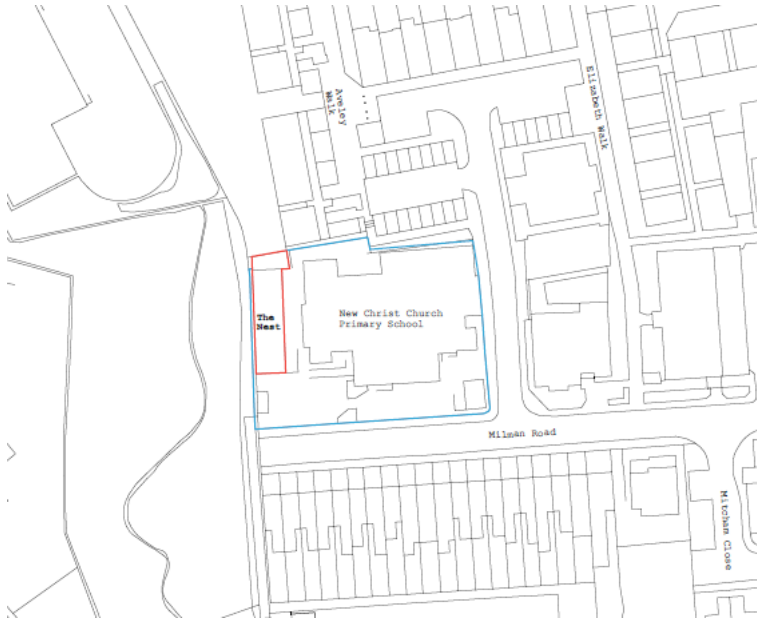
1. Executive summary

1. The proposal is to create an external play area with replacement fencing for use by the SEN department and for internal remodelling of the existing temporary classroom block known as 'The Nest within the ground of the existing Ne Christ Church CE Primary school'. Recommended for approval.

2. Introduction and site description

1. The application site comprises three areas located along Milman Road and Swainstone Road. The location of the existing temporary classroom block on the existing Christ Church school site at the end of Milman Road is the site for the proposed works.
2. To the north, east and south, the surrounding area is predominantly residential in character comprising flats to the north and terraced housing to the south. To the west is a wooded area that screens the nearby Nimrod Industrial Estate and to the east is the Christ Church Health Centre.
3. The application is referred to Committee owing to it being works to a property owned by the Council, and the application has been submitted on behalf of Reading Borough Council.
- 4.

Site location plan (not to scale):



3. The Proposal

1. Planning permission is sought for the creation of an external play area next to the temporary classroom block known as 'The Nest, replacement fencing and for internal remodelling.
2. Submitted plans and documentation:
 - 1128 02-10 Location Plan
 - 1128 02-11 Block plan as proposed
 - 1128 03-10 Plans and elevation as proposed
 - 1128 03-00 Plans and elevations as existing
 - CIL form
 - As received 20 November 2025
 - 1128 Planning statement
 - As received 12 December 2025

4. Planning history

- 12/01337/REG3 - Refurbishment and re-cladding of a temporary classroom block. Refurbishment and rear extensions to Christ Church Centre to create two new classrooms with courtyard, re-configure existing car park and create temporary car park in playing field. APPROVED
- 12/00084/REG3 - Installation of roof mounted solar photovoltaic (PV) panels. APPROVED 2012.
- 12/00009/FUL - New fire exit in existing wall, new footpath, and new 5m high green fence. APPROVED 2012.
- 08/00792/REG3 - Provision of one double modular classroom, to provide teaching spaces for two new classes, for a period of four years. APPROVED 2008.
- 06/00685/FUL - Disabled/visitor access ramp. APPROVED 2006.
- 02/00263/FUL - Single storey extension to accommodate head teachers office and free up existing office for storage. APPROVED.
- 94/00964/REG3 - Erection of 2500mm weld mesh fence on top of a brick boundary wall on rear side boundary. APPROVED.

- 94/00515/REG3 - To replace two gates 2.2m high x 1m wide. Install 5m of additional fencing. APPROVED

5. Consultations

1. Statutory:

None

5.2.1 Non-Statutory:

RBC Environmental Protection team – it is acknowledged that there will be a small increase in intensification with the potential for noise, in particular for the flats to the rear at Aveley Walk, however due the current use of the site, this is in keeping with the existing use for use during school hours for a small group of children and is considered acceptable in this instance.

RBC - Transport Development Control No objections given the small scale of work, subject to a Highways informative

Trees – RBC Planning Natural Environment – No objections due to the small scale area to be developed into a play area, subject to conditions to provide additional information relating to the required tree pruning and the protection of tree roots of adjacent trees during proposed construction and landscaping required at the site.

RBC Ecology – No comments have been received at the time of writing this report and an update will be provided.

Public consultation:

5.2.2 Two separate site notices were displayed around the application site, at the school and at Aveley Walk on 16 December 2025 for the statutory period.

No letters of representation have been received.

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 December 2024) - 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:

NPPF (December 2024, incorporating changes February 2025)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 8 - Promoting healthy and safe communities

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

NPPG (2014 onwards)

Reading Borough Local Plan 2019, policies:

CC1: Presumption in Favour of Sustainable Development

CC6: Accessibility and the Intensity of Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN16: Pollution and Water Resources
OU1 – New and Existing Community Facilities
TR3: Access, Traffic and Highway-Related Matters

7. Appraisal

- I. Policy position
- II. Design and appearance
- III. Amenity
- IV. Biodiversity, Landscaping and Trees
- V. Transport

I) Policy Position

- 7.1 Christ Church CE Primary School is a voluntary aided primary school (a F1 Learning and non-residential institutions use under the Use Classes Order 1987 (as amended)). The application is therefore not for a change of use outside of the F1 use class, but does provide additional community benefit in accordance with Policy. The proposed fencing is not considered to be permitted development and is required to be considered under a planning application.

II) Design and appearance

- 7.2 The proposed site area is to the rear of 'The Nest' building at the end of Milman Road, the boundary with Aveley Walk and the tree lined boundary to the west is a metal mesh fence. There is a rear courtyard next to the location is used as an existing outside play area.
- 7.3 The appearance of the fence will be taller than the existing fence and will have a wooden anti climbing inlay. The area will be more enclosed, which is required for the safeguarding and protection of the children who would be using the area. The proposed fencing will be in keeping with the rest of the fencing along the northern boundary of the school. It will also smarten up the area to the rear of the existing storage area. Due to the small scale works, presence of the existing fence and size of the existing area, the development is considered to have minimal change in appearance and will have a small impact on the views to the rear of Aveley Walk which is considered acceptable in this instance. The main rear views from Aveley Walk will be onto the existing grass garden amenity and tree lined boundary to the rear,

III) Amenity

- 7.4 It is acknowledged that there will be an intensification in the use of the area, however children can currently access the storage area when supervised. It is proposed that the play area will be used for a small group of SEN children of around 8-10 children during school hours. It is situated next to an existing play area to the rear. As such the change of use from storage area to become an outside playground is not considered to result in a substantial increase in noise and disturbance and a minimal impact is considered acceptable in this instance. An "hours of construction" condition is recommended.

IV) Biodiversity, Landscaping and Trees

- 7.5 Given the small scale works proposed to the external area, and the favourable rooting environment elsewhere for the trees located along the boundary, the proposed small additional area of concrete is considered acceptable. However, an additional element is required to include an impermeable membrane before the concrete base is cast on site.

- 7.6 An additional brief statement is required to ensure that a membrane will be added or a pre-commencement condition for tree protection and construction works will be required. An additional application for tree works is also required in relation to any tree pruning required along the boundary. An update will be produced on feedback ahs been received from RBC ecology.

V) Transport

- 7.7 There are no transport objections to this application due to the small scale works. A works affecting the highway informative is recommended.

8. Equality implications

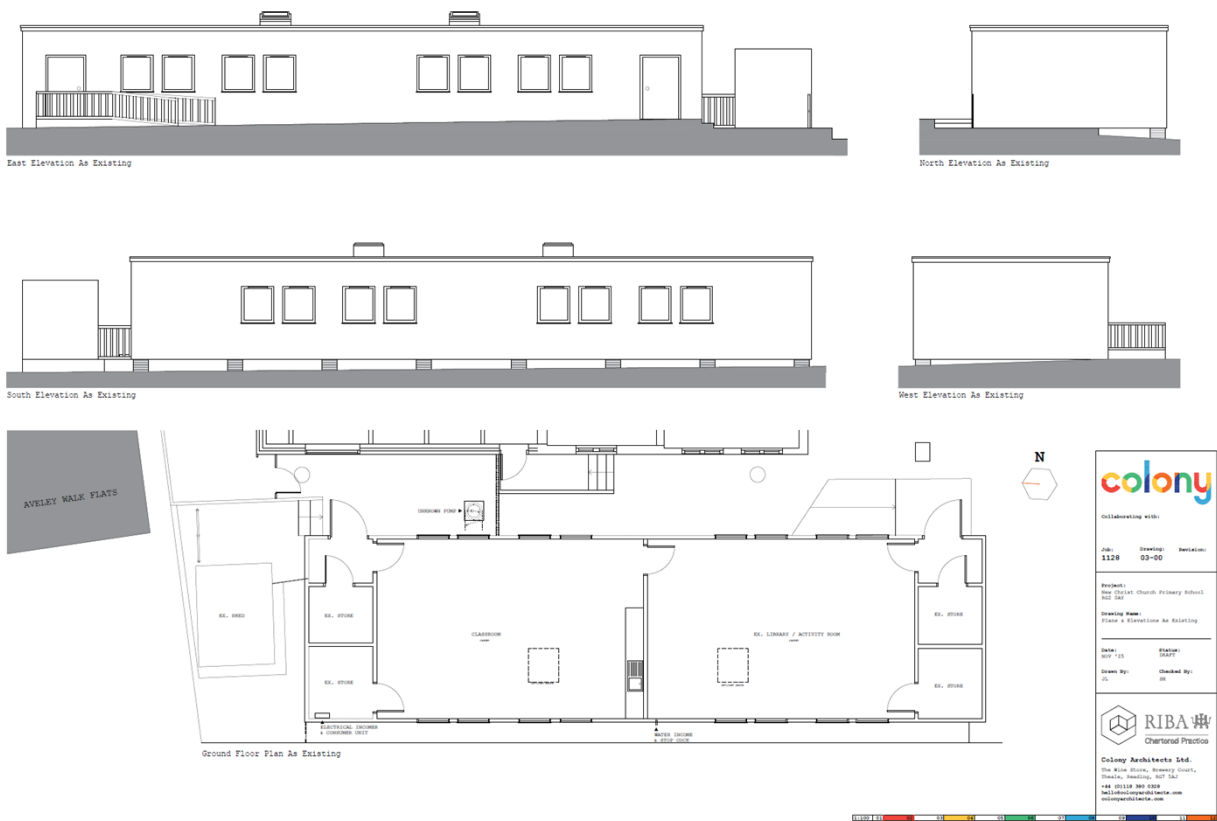
1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons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

9. Conclusion

- 9.1 The benefits to the school of creating a specific outside space for the SEN department are considered an important factor in the consideration of this application and on balance the proposal is considered acceptable. Planning Permission is recommended to be approved with conditions as set out above.

Plans & Appendices

1. Existing and proposed elevations and floor plans
1128 03-00 Existing plans and elevations



1128 03-10 Proposed plans and elevations

