

Planning Applications Committee

22 July 2026



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Norcot
Planning Application Reference:	PL/26/0550
Site Address:	Wilson Primary School, Wilson Road, Reading, RG30 2RW
Proposed Development	Full planning application for a new storage building in school playground (retrospective).
Applicant	Reading Borough Council
Report author	Gary Miles
Deadline:	23 July 2026
Recommendations	Grant planning permission, subject to conditions as follows
Conditions	1. <i>AP1 – Approved Plans</i> 2. <i>M3 – Materials As specified</i>
Informatives	1. <i>I1 – Positive and Proactive</i>

1. Executive summary

- 1.1. The school has limited storage space for outdoor equipment. The application is for a storeroom in the playground of the Primary School for the storage of playground equipment, toys and games and school playground paraphernalia. The application is part retrospective as the development is nearly completed other than external rendering and painting. The proposal is considered acceptable in terms of its effect on the character of the area and the effect on 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 retrospective application for a new storeroom in the playground of Wilson Primary School. To create a purpose-built storeroom to store playground equipment etc.
- 2.2. Wilson Primary opened in 1904; the redbrick Edwardian buildings were opened for the first time in 1905. Wilson Primary School retains many original features and is a good example of buildings dating back to that era. The school is not listed or located within a conservation area. The school is located between Wilson Road and Tofrek Terrace, made up of a series of brick-built buildings mainly fronting Wilson Road, whilst the playground areas lie between the school buildings and the rear of the gardens of the properties in Tofrek Terrace.

- 2.3. The application is required to be determined by the Planning Applications Committee as the land is owned by Reading Borough Council and the Council is the applicant.

Site visit photographs 21st May 2026



Looking north



Looking northwest



Looking west

3 The Proposal

- 3.1 REG3 (retrospective) planning permission is sought for a storeroom measuring 3.37m long by 2.91m wide by 2.5m in height. The development is constructed from a single skin of concrete blocks. The storeroom has no windows, has double wooden ledged and braced doors painted white to match the door frame. The roof is an EPDM rubber flat roof with white fascia board and black gutter and downpipe. The store will be finished in render/painted to match existing walls of the adjacent area.

3.2 Plans received:

Drawing no: 101-Pre Existing Plan, dated Apr 26
 Drawing no: 102-Site Layout Plan - As-Built, dated Apr 26
 Drawing no: 103-Building Dimensions - As-Built, dated Apr 26
 Drawing no: 104-Elevations – As-built, dated Apr 26
 Drawing no: 105-Site Block Plan – As Existing, dated Apr 26
 Drawing no: 106-Block Plan – As-built
 Drawing no: 107-Location Plan, dated Apr 26
 Received by the LPA 24th April 2026

4 Relevant Planning History

Nothing of relevance.

5 Consultations

5.1 Internal Consultations

None – it was not considered relevant to consult internal consultees on an application of this scale.

5.2 External Consultations

A planning notice was attached to the school railings outside the main entrance in Wilson Road whilst second notice was placed on a streetlamp column in Tofrek Terrace outside the pedestrian school entrance on 21st May 2026 and left in place for the statutory 21-day consultation 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) - 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 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 Planning Policy

National Planning Policy Framework (2024)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

Local Plan 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. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.
- 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

7.1. i) Character and appearance

Policy CC7 sets out relevant considerations for design.

The development is functional in appearance its small scale and unobtrusive siting mean that it is considered acceptable. The structure will be finished in render and painted to match the existing adjacent wall colour to fit with its surroundings

- 7.2 The proposal is considered compliant with policy CC7 of the Reading Borough Local Plan 2019.

ii) Residential Amenity

- 7.3 Policy CC8 states that a development will not cause a detrimental impact on the living environment of existing residential properties. The following points have been considered as part of this application:
- 7.4 The structure is set down lower than the high boundary wall which runs between the school and the rear gardens of residential properties in Tofrek Terrace and which screens the development from neighbours. The structure is not considering overbearing, nor harmful to privacy. The structure does not harm neighbouring amenity and is therefore in accordance with Policy CC8.

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 The application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 The application for the retrospective storeroom is not considered detrimental to the character and appearance of the existing School or the wider area. The storeroom is not considered harmful to the amenity of neighbours. The proposal is considered to be acceptable and is in accordance with policies within the Reading Borough Local Plan 2019 and NPPF.

Plans

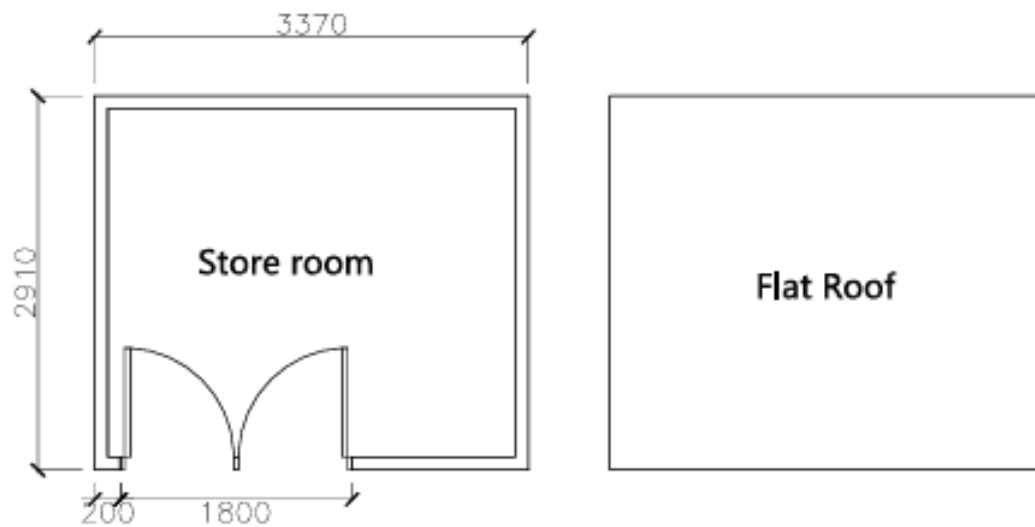
Location Plan



Block Plan



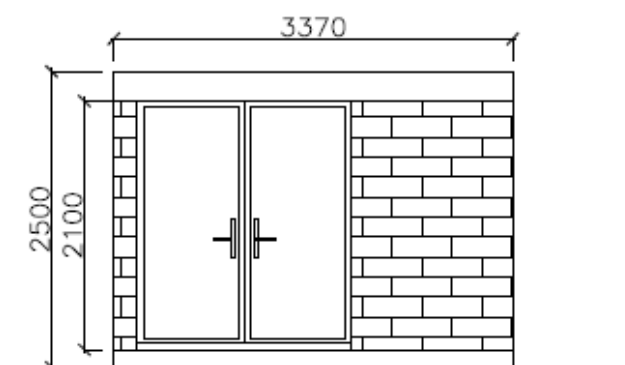
Floor & Roof Plan As Built



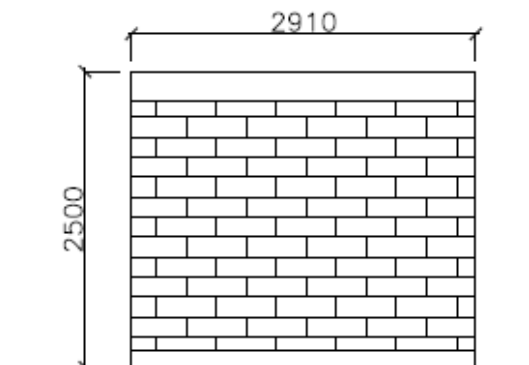
**As-Built And
Proposed Plan**

**As-Built And
Proposed Roof Plan**

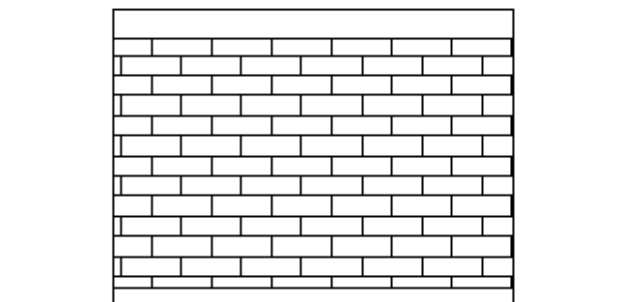
Elevations As Built



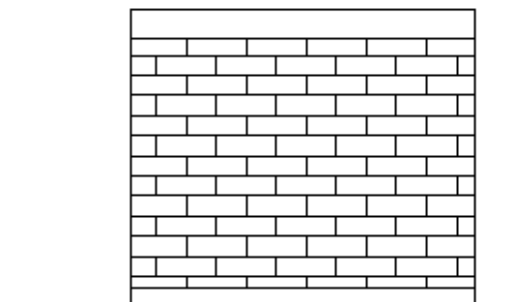
**As-Built And
Proposed Front Elevation**



**As-Built And
Proposed Side Elevation**



**As-Built And
Proposed Rear Elevation**



**As-Built And
Proposed Side Elevation**