



**Reading**  
Borough Council  
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**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPENSATION ACT 1991  
THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR FULL PLANNING PERMISSION**

To: JDRM Architects  
Studio 8, Beaconsfield Studios  
25 Ditchling Rise  
Brighton  
BN1 4QL

Application No: 231590  
Application type: Full Planning Approval

**Applicant:** Mark & Sapna Odlin

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

**Proposal:** Demolition of existing dwelling house and construction of replacement dwelling house.

**At:** 2 Conisboro Way Caversham Reading RG4 7HT

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 3 June 2024

SDV

Assistant Director of Planning, Transport and  
Public Protection Services

**Application At:** 2 Conisboro Way Caversham Reading RG4 7HT

**Application No:** 231590

**Application type:** Full Planning Approval

### **REASONS FOR REFUSAL**

1. The proposed development by reason of its excessive scale, layout, and plot coverage, would fail to maintain the existing spacious vegetated character of the site and surrounding area and would fail to allow sufficient space for replacement planting. As such the proposal would result in a visually dominant, overdeveloped form of development which fails to respond positively to its local context with consequent harm to the character and appearance of the area. Therefore the proposal is contrary to Policy CC7 of the Reading Borough Local Plan 2019 and paragraphs 131, 135 and 136 of the NPPF 2023.
2. The proposed development by reason of its excessive scale, layout, and plot coverage together with insufficient landscaping would result in an unacceptable net loss in biodiversity within the site. The proposal is therefore contrary to Policy EN12 of the Reading Borough Local Plan 2019 and schedule 7A of the TCPA 1990 (as inserted by Schedule 14 of the Environment Act 2021).
3. The proposed fenestration to the rear of the proposed dwelling, by reason of its size, layout and elevated position, would result in a perception of overlooking and loss of privacy to neighbouring dwellings on Hilltop Road and Carlton Road, with consequent harm to the amenity of occupiers of those dwellings. As such the proposal is contrary to Policy CC8 of the Reading Borough Local Plan 2019.

### **INFORMATIVES**

1. The application was assessed based on the following submitted information:

Biodiversity Impact Calculation, The Ecology Co-op, dated 28th March 2024, received 16 April 2024

Biodiversity Net Calculations, received 24 April 2024

Bat Emergence Surveys, The Ecology Partnership, dated August 2022, received 8 November 2023

Date: 3 June 2024



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Bat Scoping Report and Preliminary Ecological Appraisal, The Ecology Co-op, dated 26th July 2022, received 8 November 2023

BS:5837 Arboricultural Report, Duckworths Arboriculture, dated March 2024, received 5 March 2024

2 CONISBORO WAY TPP [PHASE 1] 06341 / 2024, received 5 March 2024

2 CONISBORO WAY TPP [PHASE 2] 06341 / 2024, received 5 March 2024

TREE PLAN 05849 / 2022 R1, received 5 March 2024

2202-2 Planning / Design & Access Statement, dated October 2023, received 8 November 2023

2202(11)000J - Proposed Site Plan, received 12 March 2024

2202(21)000J - Proposed Ground Floor General Arrangement Plan, received 12 March 2024

2202(21)001G - Proposed First Floor General Arrangement Plan, received 12 March 2024

2202(21)002A - Proposed Roof Plan, received 12 March 2024

2202(21)020G - Proposed Site Plan (Ground Floor Level), received 12 March 2024

2202(31)000F - Proposed Front Elevation (South), received 12 March 2024

2202(31)001F - Proposed Side Elevation (West), received 12 March 2024

2202(31)002F - Proposed Rear Elevation (North), received 12 March 2024

2202(31)003F - Proposed Side Elevation (East), received 12 March 2024

2202(81)100 - Front Perspective CGI, received 12 March 2024

2202(81)101 - Rear Perspective CGI, received 12 March 2024

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Date: 3 June 2024



SDV

Assistant Director of Planning, Transport and  
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## NOTES

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.