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Our Ref: PL/24/1700
Your Ref:
PP-13647081
Direct: ☎

5 February 2025

Your contact is: Anthony Scholes, Planning

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS.

DETERMINATION BY READING LOCAL PLANNING AUTHORITY THAT THE PRIOR APPROVAL OF THE AUTHORITY **IS REQUIRED** AND IS **NOT GIVEN** FOR THE SITING AND APPEARANCE OF DEVELOPMENT PERMITTED BY PART 16 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015.

Dear Mandy,

Application Number: PL/24/1700

Application Type: Prior notification: Development by telecoms operators

Location: Telecommunications Site CS 13066425 Henley Road, Henley Road, Reading, RG4 5DT

Proposal: Upgrade of existing telecommunications base station

I refer to your letter received on 19/12/2024 concerning a prior approval determination for the above telecommunications development.

I confirm that the proposal as shown on submitted drawings and documents:

- Location Plan, dated 19 December 2024
- Drawing No. 100 – Site Location Maps
- Drawing No. 200 – Existing Site Plan
- Drawing No. 201 – Proposed Site Plan
- Drawing No. 300 – Existing Site Elevation
- Drawing No. 301 – Proposed Site Elevation
- 'Cornerstone', General background information for telecommunications development (England)
- 'Cornerstone', Supplementary Information document

As received 19 December 2024

I am writing to advise that Reading Borough Council as local planning authority hereby **REFUSE** approval for the siting and appearance of the development proposed in the above-mentioned application in accordance with the submitted drawings and documents.

Reasons for Refusal:

1. The application was withdrawn by the agent on 4 February 2025.
2. The proposed 17.5m high monopole and its associated cabinets, by reason of its height, bulk and prominent location, would detract from the visual amenity and appearance of this part of Henley Road and the surrounding area, contrary to Policies CC7 and OU3 of the Reading Borough Local Plan (2019) and paragraph 120 of the NPPF (2024).
3. The proposed development, in the absence of sufficient detail on potential alternative sites for the development, has failed to demonstrate that no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive, contrary to Policy OU3 of the Reading Borough Local Plan (2019) and paragraph 120 of the NPPF (2024).

Yours sincerely,

SDV

PP

Anthony Scholes
Senior Planning Officer