



**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 78**

**APPEAL BY ROYAL BERKSHIRE DEVELOPMENTS AGAINST THE DECISION BY  
READING BOROUGH COUNCIL TO REFUSE PLANNING  
FOR:**

**ROOF ENLARGEMENT TO FACILITTE THE INSERTION OF 3 REAR DORMERS,  
SINGLE STOREY REAR EXTENSIONS TO THE EXISTING HMO AND THE  
ERECTION OF AN OUTBUILDING**

**AT:**

**78 BASINGSTOKE ROAD, READING RG2 0E**

**INSPECTORATE REFERENCE:  
APP/E0345/W/25/3359426**

**READING BOROUGH COUNCIL REFERENCE:  
PL/24/0765**

**APPEAL STATEMENT ON BEHALF OF READING BOROUGH COUNCIL**

18 March 2025  
Planning, Development and Regulatory Services  
Reading Borough Council  
Civic Centre, Bridge Street  
Reading, RG1 2LU

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Reading Borough Council contact: Louise Fuller

### **1.0 Introduction**

- 1.1 Planning Permission was refused by Reading Borough Council on 24<sup>th</sup> October 2024 for Roof enlargement to facilitate the insertion of 3 rear dormers, single storey rear extensions to the existing HMO and the erection of an outbuilding.
- 1.2 The Local Planning Authority's (LPA) case is largely set out in the officer delegated report (Reference No. PL/24/0765) and decision notice (dated 24<sup>th</sup> October 2024). Both documents have already been submitted as part of this appeal. A description of the appeal site, its context, planning history, the proposed development and list of submitted plans and documents is set out in the officer report and therefore is not repeated as part of this statement. In addition, the LPA would be pleased if the Inspector could take into account the following comments before deciding the appeal which aim to respond to the grounds of appeal made by the Appellant.
- 2 1.3 There were two reasons for refusal, relating to (in summary), incongruous and unsympathetic design detrimental to the character and appearance of the existing dwelling and wider area; and harm to living condition of nearby residents.

## **2.0 SITE DESCRIPTION & PLANNING HISTORY**

- 2.1 These matters are referenced in the officer report (which was included as part of the Council's questionnaire). In line with section 12.3 of the Planning Inspectorate's Procedure Guide: Planning appeals – England guidance, these are not repeated here.

## **3.0 Legal Context and Planning Policy**

- 3.1 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). The NPPF (Para 8) outlines the three overarching objectives of sustainable development being: an economic objective, a social objection, and an environmental objective.
- 3.2 The majority of the relevant Reading Borough Local Plan (November 2019) policies and associated supplementary planning documents (SPDs) and other material documents are listed within the officer report. In line with section 12.3 of the Planning Inspectorate's Procedure Guide: Planning appeals – England guidance, these are not repeated here.
- 3.3 A revised National Planning Policy Framework (NPPF) was published by the Department for Levelling Up, Housing and Communities in December 2024. The NPPF provides an overarching framework for the production of local policy documents and planning decisions and is a material consideration in the determination of this appeal.

**4.0 Response to Appellant's Grounds of Appeal and Planning Considerations**

- 4.1 The following comments are made in response to specific parts of the grounds for appeal and related documents submitted by the Appellant to date and should be read in conjunction with the officer's report.
- 4.2 It is noted that no substantive comments are made in relation to Reason for Refusal 1 or 2 by the Appellant. Therefore, no unnecessary duplication of the Officer's report is included, as it is considered to sufficiently justify the LPA's reason for refusal.
- 4.2 The Appellant's statement bases its grounds for appeal on the following: The local authority has failed to correctly evaluate the zone of visual influence for a nearby Listed Building using a site visit assessment and has seemingly made an assessment on the impact of a proposal on the wider context based on desktop assumptions only
- 4.3 The Local Planning Authority raises no concern on the impact of the proposal on the Listed Buildings within the vicinity. The delegated report clearly states this identified in the following extract ' no harm is considered to occur to adjacent properties 64-70 Basingstoke Road which are a group of Grade II Listed Properties. A site visit was undertaken by the case officer. The reasons for refusal are in relation to the impact on the character of the existing dwelling and residential amenity. The reasons for refusal are outlined in detail within the delegated report and decision notice.

## **5.0 Conclusion**

- 5.1 The adverse impact of the scheme as a whole, identified within the reasons for refusal and expanded on the delegated report is clear.
- 5.2 After consideration of the Appellant's Statement of Case, the LPA remain of the opinion that, having regard to the provisions of the Development Plan and other material considerations, including the National Planning Policy Framework 2024 and associated guidance, the proposed development refused under reference PL/240765 remains unacceptable.
- 5.3 The Inspector is respectfully requested to dismiss the appeal for the reasons set out in this statement and other supporting documentation already submitted with this appeal.
- 5.4 If the appeal is to be allowed, the LPA request that the conditions attached at Appendix 1 be imposed.

## Appendices

### Appendix 1 - Suggested Conditions

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1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in strict accordance with the following approved drawings reference:

9310-100 – Site Location Plan- (13/06/2024)

9310-101 – Existing & Proposed Site Plan – (11/06/2024)

9310-109-Proposed Floor Plans- (11/06/2024)

9310-112-Proposed Elevations – (31/05/2024)

Received 29/08/2024 by the LPA.

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and

not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

5. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.