

**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: Mr Elton Disha
Windsor House,
St Andrews Road,
Henley-on-Thames

Application No: PL/25/0436
Application type: Full planning permission

Applicant: Mr S Klosi

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

Proposal: Proposed 2 bedroom, two storey C3 dwelling following the demolition of existing outbuildings.

At: 3 LINDEN ROAD, READING, RG2 7EG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 9 July 2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *RE*

Application At: 3 LINDEN ROAD, READING, RG2 7EG

Application No: PL/25/0436

Application type: Full planning permission

1. The proposed development, by virtue of the location of the development and its uncharacteristic relationship to built form, urban grain and spaces, is incongruous within the surrounding area. The proposal would fail to respect the size and character of similar spacious corner plots in the vicinity, including garden areas. The proposal would represent an overdevelopment and overly intensive use of 3 Linden Road, particularly with significant extensions to the host dwelling consisting of an existing wraparound extension and the sub-division of its existing rear garden. It would be uncharacteristic of the surrounding area which is characterised by long spacious gardens, open corner plots, terraced housing and semidetached pairs, and would not preserve or enhance the local character. It would, therefore, be contrary to Policies H2, H11, H10 and CC7 of the Reading Borough Local Plan 2019 and Paragraphs 135 and 139 of the National Planning Policy Framework (NPPF) 2024 (as amended February 2025).
2. The proposed development, due to its layout within the plot, contrived design, convoluted to fit into a constrained plot and in close proximity to neighbouring gardens and boundary fencing results in an unneighbourly and overbearing impact on the garden amenity of 3, 5 and 7 Linden Road and 5 Beech Road. The design would result in a lack of outlook onto boundary fencing, with consequent harm to outlook and amenity of occupants at 3 Linden Road and the new dwelling. Furthermore the plans do not illustrate that sufficient headroom can be achieved on the first floor of the property. The appearance of the new dwelling would fail to respond positively to the character and appearance of the area and the proposal would therefore fail to comply with Policies CC7, CC8 and H11 of the Reading Borough Local Plan 2019, and Paragraphs 124, 135 and 139 of the National Planning Policy Framework (NPPF) 2024 (as amended February 2025).
3. The proposal would, as a result of overdevelopment of the site and the reduction in private amenity garden space for both the new dwelling and the existing dwelling at 3 Linden Road result in an unacceptable loss of private residential garden and would fail to provide adequate private amenity space for the size of the dwellings. The proposed development has failed to demonstrate that a sufficient private outdoor space will be provided for both the existing and new dwelling. The development is therefore contrary to Policies CC8, H10, H11 and EN14 of the Reading Borough Local Plan, adopted November 2019 and Paragraphs 135 and 139 of the National Planning Policy Framework (NPPF) 2024 (as amended February 2025).

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4. The proposal has failed to demonstrate that adjacent trees would be protected as no tree survey or ecological survey has been submitted to demonstrate that the existing trees on Beech Road along the boundary of the site have been taken into account. Furthermore, the limited space around the house would not allow the opportunity for meaningful landscaping and the subdivided plot would have an adverse impact on biodiversity in terms of the fragmentation of the gardens. For the above reasons, the application has failed to demonstrate that it would not be harmful to existing trees and biodiversity or that it would be possible to provide a suitable level of landscaping to successfully mitigate the impact of the development and provide wildlife-friendly landscaping and ecological enhancements, to the detriment of the suburban amenity of the area; contrary to Policies CC7, H10, H11, EN12 and EN14 of the Reading Borough Local Plan 2019 and Paragraphs 135, 136, 187 and 192 of the National Planning Policy Framework (NPPF) 2024 (as amended February 2025)..
5. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of affordable housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policy H3 of the Reading Borough Local Plan 2019 and the Affordable Housing Supplementary Planning Document 2021 and Paragraph 64 of the National Planning Policy Framework (NPPF) 2024 (as amended February 2025).

INFORMATIVES

1. In reaching its decision, the Local Planning Authority received and assessed the following information submitted:
 - Location Plan
 - PL3125.102 Proposed Plans
 - PL3125.103 Block Plans
 - PL3125.101 Existing plans
 - De minimis BNG calculator
 - Land rear of 3 Linden Road_SSM_22b0_map_v1. Small sites (The Statutory Biodiversity Metric) Version 1.2.2 Release date July 2024
 - Biodiversity gain plan, 20/03/2025
 - De minimis exemption for Biodiversity Net Gain (Regulation 4) Eligibility of a small development application for an exemption from the schedule 7A General biodiversity gain condition under the De minimis criteria, Report by Joe's Blooms Ltd
 - CIL
 - As received 21 March 2025

Date: 9 July 2025



**Acting Assistant Director, Planning,
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Sustainability Statement, Atrio Architecture, April 2025
Affordable housing statement, Atrio Architecture, April 2025
Design, Access & Planning statement, Atrio Architecture, April 2025
As received 30 April 2025

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.
3. The applicant is advised that the fifth reason for refusal in relation to the affordable housing contribution could be overcome with a suitable s106 agreement or unilateral undertaking.
4. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

5. This application was not submitted following preapplication advice, which can assist in minimising the need for the Local Planning Authority to refuse planning applications. Preapplication advice using the Council's preapplication advice service is strongly recommended before submitting any further planning application(s).
6. Were this proposal otherwise acceptable, a licence from Highways would be required to construct the proposed access and driveway and for the closure and reinstatement of the existing access on Beech road.

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**Acting Assistant Director, Planning,
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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) 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.