

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**Application for prior approval of a proposed:
New dwellinghouses on detached buildings in commercial or mixed use
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 20, Class AA**

Applicant: Savills

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Application for prior approval of a proposed: 20 New dwellinghouses on detached buildings in commercial or mixed use - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA

At: EATON COURT, 104-112 OXFORD ROAD, READING, RG1 7FU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 16/07/2025



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

Application At: EATON COURT, 104-112 OXFORD ROAD, READING, RG1 7FU

Application No: PL/25/0769

Application type: Prior approval Part 20 Class AA: New dwellinghouses on detached buildings in commercial or mixed use

REASONS FOR REFUSAL

1. The proposed development, for reasons of its poor design and lack of sufficient detail, would amount to a poor and unsympathetic addition to the existing building that fails to make a positive and sensitive the historic townscape, and be of a high design quality that responds positively to local character, context and design and appearance of the existing building. This in turn would harm the setting of the neighbouring Grade II Listed Building (104 Oxford Road – Royal Meteorological Society) and the Castle Hill/Russell Square/Oxford Road Conservation Area. Therefore, the proposal is contrary to Paragraph AA.2(1)(e)(i) of Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Policies EN1, EN6 and CC7 of the Reading Borough Local Plan 2019, the advice contained within the NPPF and sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The Local Planning Authority, on the basis of the information provided, is not satisfied the proposed development would not result in significant noise impacts on the intended occupiers of the proposed dwellings, contrary to the requirements under Paragraph AA.2(h) of Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Policy CC8 and EN16 of the Reading Borough Local Plan and the advice contained within the NPPF (paragraph 198).

Date: 16/07/2025



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

INFORMATIVES

1. The following documentation and supporting plans have been considered in the determination of this application:

- Covering Letter
- Application Form
- Community Infrastructure Levy Form
- Noise Impact Assessment, prepared by MZ Acoustics
- Internal Daylight and Sunlight Assessment, prepared by T16 Design
- Transport Statement, prepared by RGP
- Site Location Plan (drawing reference: 103-225_(SK)200)
- Sketch Section (drawing reference: 103-225_(SK)013)
- Existing Elevations (drawing reference: 103-225_(SK)009B)
- Existing Ground Floor Plan (drawing reference: 103-225_(SK)001B)
- Existing First Floor Plan (drawing reference: 103-225_(SK)002B)
- Existing Second Floor Plan (drawing reference: 103-225_(SK)003B)
- Proposed Elevations (drawing reference: 103-225_(SK)0010D)
- Proposed Ground Floor Plan (drawing reference: 103-225_(SK)101B)
- Proposed Third Floor Plan (drawing reference: 103-225_(SK)007D)
- Proposed Fourth Floor Plan (drawing reference: 103-225_(SK)008A)
- Proposed Elevations (drawing reference: 103-225_(SK)0010D)

Received by the Local Planning Authority on 23 May 2025.

Date: 16/07/2025



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

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

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

Date: 16/07/2025



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Transport & Public Protection**