

**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: Ms Karen Tipper
Unit 2, Meridian Office Park,
Osborn Way,
Hook,
RG27 9HY

Application No: PL/25/1020
Application type: Full planning permission

Applicant: Virya Capital

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

Proposal: Construction of a terrace of four 3-bedroom 2.5 storey dwellings, parking, and hard and soft landscaping.

At: LAND BETWEEN 75 AND 99 STAR ROAD CAVERSHAM, STAR ROAD, CAVERSHAM, READING

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 27 October 2025



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

Application At: LAND BETWEEN 75 AND 99 STAR ROAD CAVERSHAM, STAR ROAD, CAVERSHAM, READING

Application No: PL/25/1020

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REASONS FOR REFUSAL

1. It has not been demonstrated that there are no alternative sites at lower risk of flooding that should be developed in sequential preference to the application site. The proposal is, therefore, contrary to Policy EN18 of the Reading Borough Local Plan 2019 and paragraphs 173 and 174 of the NPPF 2024 and the NPPG.
2. The proposed development has failed to demonstrate through an adequate flood risk assessment how the proposal would not result in the increased risk of flooding to the proposed development itself or dwellings beyond the site. Furthermore, the proposed development fails to demonstrate how occupiers of the site and also those of the surrounding areas would be kept safe from flood hazards associated with the development through safe access and egress leading to an unacceptable risk to the health and safety of future occupants in a flood event. The proposal is, therefore, contrary to Policy EN18 of the Reading Borough Local Plan 2019 and paragraphs 173 and 174 of the NPPF 2024 and the NPPG.
3. The proposed development, due to its excessive scale and plot coverage would represent a cramped overdevelopment of the site which fails to accommodate built form and landscaping in a manner that enhances the character and appearance of the area. This harmful arrangement together with the visual prominence of the site would result in harm to the street scene and character of the area. The proposal is, therefore, contrary to Policy CC7 of the Reading Borough Local Plan 2019 and paragraphs 96, 129, 131, 135 and 136 of the NPPF 2024.
4. The proposed development, due to the excessive scale and bulky form of buildings would represent an unattractive, imposing and visually stark appearance that would detract from and fail to enhance the character and appearance of the area. The proposal is, therefore, contrary to Policy CC7 of the Reading Borough Local Plan 2019 and paragraphs 96, 129, 131, 135 and 136 of the NPPF 2024.
5. The proposed development, due to the cramped size of the gardens combined with overshadowing from trees, would not provide adequate and functional outdoor private

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amenity space for future occupiers with consequent harm to their amenity. The proposal is, therefore, contrary to Policies CC7 and Policy H10 of the Reading Borough Council Local Plan 2019 and paragraphs 124 and 129 of the NPPF 2024.

6. The proposed development fails to demonstrate lack of harm to existing adjacent trees and fails to demonstrate acceptable provision of tree planting and other soft landscaping with consequent harm to the visual amenity, biodiversity and environmental quality of the area. The proposal is, therefore, contrary to Policies CC7, EN12, EN14 of the Reading Borough Local Plan 2019 and the Council's Tree Strategy 2021 and paragraphs and paragraphs 135 and 136 of the NPPF 2024.
7. The proposed development has failed to demonstrate a biodiversity net gain (BNG) within the site or off site. Furthermore, in the absence of evidence to the contrary, as the proposals are likely to result in a net loss of biodiversity within the site, and there are no exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, off site compensation for the loss of biodiversity would not comply with the Biodiversity Net Gain Hierarchy. The proposal is, therefore, contrary to comply with Policy EN12 of the Reading Borough Local Plan 2019 and paragraphs 192 and 193 of the NPPF 2024.
8. The proposed development has failed to demonstrate that suitable visibility splays would be provided for vehicles, resulting in a hazard to road users. The proposal is, therefore, contrary to Policies TR3 and TR5 of the Reading Borough Local Plan 20219 and paragraphs and paragraphs 109, 115 and 117 of the NPPF 2024.
9. 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 and the need to provide sustainable mixed and balanced communities. The proposal is, therefore, contrary to Policies H3 and CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's Affordable Housing Supplementary Planning Document 2021 and paragraph 64 of the NPPF 2024.

INFORMATIVES

1. This decision relates to the following plans and documents:

Location Plan Drawing No.25001-PL400-A Rev A
Existing Site Plan Drawing No. 25001-PL140-A Rev A
Topographical Survey Drawing No. MIC/MBS0107 Rev.001

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Proposed Site Plan Drawing No. 25001-PL240-A Rev A
Proposed Ground Floor Plans Drawing No. 25001-PL200-A Rev A
Proposed First Floor Plans Drawing No. 25001-PL201-A Rev A
Proposed Second Floor Plans Drawing No. 25001-PL202-A Rev A
Proposed Roof Plans Drawing No. 25001-PL203-A Rev A
Proposed Elevations Drawing No. 25001-PL220-A Rev A
Proposed Elevations and Section Drawing No. 25001-PL221-A Rev A

Air Quality Assessment prepared by accon uk environmental Consultants
Ref.A5468/AQ/01
Biodiversity Metric Calculation Tool
Biodiversity Net Gain Plan prepared by STM Environmental Consultants Ltd Ref.ECO-2025-000007
Energy Statement prepared by focus 360
Flood Risk Assessment prepared by STM Environmental Consultants Ltd Ref.FRA-2025-000023
Preliminary Ecological Appraisal prepared by STM Environmental Consultants Ltd Ref.ECO-2025-000005
Sequential and Exceptions Test prepared by STM Environmental Consultants Ltd Ref.SEQ-2025-000002
Transport Assessment prepared by CTS Traffic + Transportation Ref.60071
Received 17 July 2025

Planning Statement prepared by Bell Cornwell Ref.4607
Received 1st September 2025

2. The local planning authority has worked with the applicant in a positive and proactive by advising of the concerns with proposal and providing for the opportunity for the application to be withdrawn. The applicant chose not to withdraw the application, hence the issuing of this refusal notice within the statutory time period.
3. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 9 be overcome with the completion of a satisfactory s106 legal agreement for a scheme that was in all other respects acceptable.
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.

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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.

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