

**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: North Kent Planning Services Limited
5 Bergamot Close
Sittingbourne
ME10 4EY

Application No: PL/25/0350
Application type: Full planning permission

Applicant: Mr Phillips

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

Proposal: Erection of five detached 4-bed dwellings, and associated works, following demolition of detached bungalow.

At: 58 Bath Road, Reading, RG30 2AY

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 30 October 2025



SDV

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

Application At: 58 Bath Road, Reading, RG30 2AY

Application No: PL/25/0350

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed development, due to the excessive scale and bulky form of the buildings and associated development together with their site coverage, would represent a cramped and unattractive overdevelopment of the site, which fails to accommodate the dwellings in a manner that enhances the character and appearance of the area. This harmful arrangement together with the lack of space for soft landscaping would result in harm to the character of the area. Contrary to Policies CC7 (Design and the Public Realm) and H11 (Development of private residential gardens) of the Reading Borough Local Plan 2019 and paragraphs 96, 129, 131, 135 and 136 of the NPPF 2024.
2. The proposed development, due to the layout of buildings on plots 3,4 and 5, would result in overshadowing of garden areas resulting in a poor quality of amenity space in terms daylight and sunlight for occupiers of those dwellings. This would result in a detrimental impact on the living environment of future occupiers. Contrary to Policies CC8 (Safeguarding Amenity) and H5 (Standards for New Housing) of the Reading Borough Council Local Plan 2019 and paragraphs 96, 135 of the NPPF 2024.
3. The proposed development, due to the layout of proposed plots, and lack of private amenity spaces would result in a deficient amount of private amenity space for future occupiers of these dwellings. This would result in a detrimental impact on the living environment of future occupiers. Contrary to Policies H10 (Private and Communal Outdoor Space) of the Reading Borough Council Local Plan 2019 and paragraphs 96, 135 of the NPPF 2024.
4. The proposed development, due to its scale and siting in relation to No.17 Westcote Road would result in overlooking, harmful to the amenity of neighbouring occupiers. The proposal is therefore contrary to Policies CC8 (Safeguarding Amenity) and H11 (Development of private residential gardens) of the Reading Borough Local Plan 2019 and Paragraphs 123, 135 and 139 of the NPPF 2024.
5. The proposed development results in a significant biodiversity net loss on site. The Applicant has failed to demonstrate no net loss of biodiversity on-site, and has failed to follow the biodiversity net gain hierarchy to seek to avoid, mitigate, and compensate on-site in the first instance contrary to Policies EN12 and H11 of the Reading Borough Local Plan 2019, and Paragraphs 8, 162, 182, 187, 192, and 193 of the NPPF 2024.
6. In the absence of a completed legal agreement to secure the provision of an acceptable contribution towards meeting affordable housing need either on site or through an off-

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site financial contribution 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 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021 and paragraph 64 of the NPPF 2024.

INFORMATIVES

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

Drawing No: 1493/P/3A – Rev A – Planning proposals Plot 2 Floor Plans and Elevations

Drawing No: 1493/P/2A – Rev A – Planning proposals Plot 1 Floor Plans and Elevations

Drawing No: 1493/P/1E – Rev E – Planning proposals Site Layout Plan & Location Plan

Drawing No: 1493/P/7A – Rev A – Planning proposals Proposed Site Sections

Drawing No: 1493/P/11C – Rev C – Landscaping Plan

The 'GHA Trees', Tree Protection Plan – Rev C

The 'GHA Trees', Arboricultural Impact Assessment – Rev C

The 'GHA Trees', Tree Survey and Arboricultural Impact Assessment, Ref: GHA/DS/160227:25c dated 8th September 2025

As received by the Local Planning Authority 18 September 2025

As received by the Local Planning Authority 9 May 2025

The 'Crossman Associates' Biodiversity Net Gain Assessment, Ref:

N1170.001_BNG_v.2, dated 23 April 2025

The 'Crossman Associates' Statutory Biodiversity Metric Calculation Tool, dated 3 March 2025

The 'Crossman Associates', Bat Scoping Survey: 58 Bath Road, Reading, Ref: N1170.001 Issue 2, date 6 May 2025

As received by the Local Planning Authority 8 May 2025

Drawing No: 1493/P/1A – Rev A – Site Layout & Location Plan

The 'EAS' Transport Statement, Rev B, Ref: 5668, dated April 2025

Drawing No: 1493/P/11A – Rev A – Landscaping Plan

As received by the Local Planning Authority 15 April 2025

Drawing No: 1493/P/1 – Site Layout Plan & Location Plan

As received by the Local Planning Authority 7 March 2025

Drawing No: 1493/P/4 – Plot 3 Floor Plans and Elevations

Drawing No: 1493/P/5 – Plot 4 Floor Plans and Elevations

Drawing No: 1493/P/6 – Plot 5 Floor Plans and Elevations

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Drawing No: 1493/P/8 – Existing Floor Plans

Drawing No: 1493/P/9 – Existing Elevations

Drawing No: 1493/P/10 – Location Plan

Drawing No: 71670BWLS-01 – Topographical Survey dated 4 November 2024

Application Form

CIL Form

The 'Dusek Design Associates Ltd', Planning Submission Letter dated 25 February 2025

The 'Dusek Design Associates Ltd', Design Statement, dated 18 February 2025

The 'Affordable Housing 106', Financial Viability Assessment, dated March 2025 (including appendices)

The 'EAS', Car Access and Passing Point Swept Path Analysis drawing no: SK01, dated 29 January 2025

The 'EAS', Transport Statement, Ref: 5668 Rev B, dated February 2025

The 'EAS', Refuse Vehicle Swept Path Analysis, Ref: 5668, dated 29 January 2025

As received by the Local Planning Authority 5 March 2025

2. The local planning authority has worked with the applicant in a positive and proactive manner by advising of the concerns with proposal, seeking to overcome concerns and negotiate an appropriate amount of Affordable Housing. This has not been possible in this instance and the decision has been made to refuse planning permission.
3. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 6 could 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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