

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/0350 Full planning permission

Address: 58 BATH ROAD, READING, RG30 2AY

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

Applicant: Mr N Phillips

Valid date: 5 March 2025

Target Decision date: 31 October 2025

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site comprised land to the rear of Beech House, 58 Bath Road, Reading. The site comprises the large garden associated with a detached bungalow set well back into the site with no presence on Bath Road, forming a back land site (some 50m from Bath Road).

The surrounding area is predominantly residential, with a mix of apartment buildings, semi-detached dwellings, larger properties fronting Bath Road, and established properties to the north toward Westcote Road. Though built up, the site retains a vegetated with a verdant appearance, including a mature sycamore prominently located near the driveway, as well as extensive trees and hedging around the edges of the site. The sycamore is subject of a tree preservation order (TPO). Two trees within proximity of the access points to the site are also subject of a TPO, a larger number of trees to the east are also subject of a TPO. To the South, Beech House hotel has recently been granted permission for the conversion to a day nursery.

The site is partially within an Air Quality Management Area (AQMA).



Figure 1 - Site Visit Photos - 19 November 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The Application proposes the erection of five 4-bedroom dwellings (three detached, two semi-detached) following the demolition of the existing detached bungalow. The proposal is for three-storey mock Georgian dwellings, with columned porches, iron dormer windows, bay windows, and solar panels of flat crown roof portions. These would include, 2 parking spaces within a shared driveway/forecourt area, and private rear gardens (100m² – 230m²).

The following plans and documents were submitted in support of the application:

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
The 'GHA Trees', Tree Protection Plan – Rev B
The 'GHA Trees', Arboricultural Impact Assessment – Rev B
Drawing No: 1493/P/1D – Rev D – Site Layout Plan & Location Plan
As received by the Local Planning Authority 9 June 2025
The 'GHA Trees', Tree Protection Plan – Rev A
The 'GHA Trees', Arboricultural Impact Assessment – Rev A
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/1 – Site Layout Plan & Location Plan
Drawing No: 1493/P/2 – Plot 1 Floor Plans and Elevations
Drawing No: 1493/P/3 – Plot 2 Floor Plans and Elevations
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
Drawing No: 1493/P/7 – Proposed Site Sections
Drawing No: 1493/P/8 – Existing Floor Plans
Drawing No: 1493/P/9 – Existing Elevations
Drawing No: 1493/P/10 – Location Plan
Drawing No: 1493/P/11 – Landscaping Plan
Drawing No: 71670BWLS-01 – Topographical Survey dated 4 November 2024
Application Form
CIL Form

CGI Image Plots 1 and 2 (JPG)

CGI Image Plots 3 to 5 (JPG)

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

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

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

The 'Crossman Associates', Biodiversity Net Gain Assessment, Ref: N1170.001_BNG, dated 3 March 2025

The 'Crossman Associates', Bat Scoping Survey: 58 Bath Road, Ref: N1170.001, dated 29 January 2025

The 'GHA Trees', Arboricultural Impact Assessment, dated February 2025

The 'GHA Trees', Tree Protection Plan, dated February 2025

The 'GHA Trees', Tree Survey and Arboricultural Impact Assessment, Ref: GHA/DS/160227:25 dated 4th 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

3. CONSULTATIONS

The following were consulted:

- Trees - Planning Natural Environment – Concerns noted with regard to realistic landscaping, particularly at within parking areas. No objections subject to conditions.
- Ecology Consultations – Concerns raised with lack of information to determine the application. Also raised that development does not follow BNG hierarchy, nor does the BNG information accurately demonstrate BNG calculations.
- Transport Development Control – No objection subject to conditions.
- Waste Operations Consultations – No objections, concerns noted with regard to trees overhanging driveway restricting waste vehicle entry.
- Thames Water Consultations – No objection, informatives recommended.
- Thames Valley Police - Crime Prevention Consultations – No response received.
- Viability Consultations – Following delayed payment of the Viability review fee, a response from a third-party Council appointed consultant (Carter Jones), viability is noted as a concern with the scheme before Council. Without prejudice discussions have been held to seek agreement on an offer. Scheme viability highlights the scheme is undeliverable that it is not reasonably likely to come forward in the open market.
- Carter Jonas (Third Party Viability Review) – Agreed scheme has viability challenges. We recommend the Council seeks a clear and robust justification for taking the scheme forward in particular the commercial rationale given the negative viability position.

Four site notices were erected around the property. Including the surrounding roads to the rear and sides of the property given the back land nature of the site.

One letter of objection was received. The response can be summarised as follows:

Overlooking, Privacy, and Noise

- Proposed three-storey houses on plots 3, 4, and 5 will overlook 17 Westcote Road.
- Loss of privacy in conservatory, lounge, bedrooms, and garden.
- Dormer windows on both front and back of new houses will exacerbate overlooking.
- Increased noise from five large family homes replacing a quiet single bungalow.

Loss of Light

- Height of new buildings and newly planted trees will reduce natural light to 17 Westcote Road.
- Trees intended for privacy will further block light.

Boundary Wall Concerns

- Existing 15-foot boundary wall provides privacy and has historical value.
- Unclear if wall will be retained or replaced with an 8-foot wooden fence.
- Concerns about structural weakening or demolition of the wall during redevelopment.
- Request to investigate if the wall is protected by a preservation order.

Impact on Property Value

- Redevelopment likely to negatively affect the valuation of 17 Westcote Road.
- Estate agents were unaware of the redevelopment when valuing the property for probate.

Historical Planning Restrictions

- Possible 1989 planning restriction placed by former owner of 58 Bath Road preventing height increases at 17 Westcote Road.
- Request to investigate if a reciprocal restriction exists for 58 Bath Road.

4. RELEVANT PLANNING HISTORY

PL/24/0674 (TREE) – T32 Full Removal – REFUSED 16 July 2024

PL/88/0039 (VAR) – Relaxation of condition 6 on planning permission 83/TP/453 to allow increase in number 8 bedspaces from 51 to 58 by altered use of existing accommodation. APPROVED
60 Bath Road

PL/25/0839 (FUL) Change of use from a hotel to day nursery (Use Class E (f)) with associated works, including refuse, cycle and buggy storage. (amended). Approved 12 September 2025

PL/25/1332 (Discharge of conditions) - Application for Approval of Details Reserved by Condition 4 (Preliminary Risk Assessment: Desk Study) of application PL/25/0839

5. EQUALITY

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

National Planning Policy Guidance

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).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Accordingly, the National Planning Policy Framework December 2024 and the following development plan policies and supplementary planning guidance are relevant and would be applied to any future proposal:

Reading Borough Local Plan 2019

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC3 Adaption to Climate Change
CC5 Waste Minimisation and Storage
CC6 Accessibility and the Intensity of Development
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
CC9 Securing Infrastructure
EN12 Biodiversity and The Green Network
EN14 Trees, Hedges and Woodlands
EN15 Air Quality
EN16 Pollution and Water Resources
H1 Provision of Housing
H2 Density and Mix
H3 Affordable Housing
H5 Housing Standards
H10 Private and Communal Outdoor Space
TR1 Achieving The Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Parking

Supplementary Planning Documents & other relevant documents/guidance

Local Plan Partial Update Submission Draft May 2025
Affordable Housing SPD (2021)
Revised Parking Standards and Design SPD (2011)
Sustainable Design and Construction SPD (2019)
Revised SPD on Planning Obligations under Section 106 (2015)
Reading Tree Strategy (2021)
DCLG Technical housing standards – nationally described space standards (2015)

Other relevant documentation

Reading Tree Strategy (2021)
Reading Biodiversity Action Plan (2021)
The National Design Guide (2019)
The National Model Design Code (July 2021)

Local Plan Partial Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the

plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

The Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight.

It is considered that the Local Plan policies listed above remain in accordance with national policy – and that the objectives of those policies remain very similar in the draft updated Local Plan – other than Policy H1 which is now out of date. In this respect, regard will be had to national policy.

7. APPRAISAL

Land Use Considerations

Policy CC1 (Presumption in favour of Sustainable Development) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Planning Policy (NPPF). To achieve sustainable development a proposal needs to meet economic, social and environmental objectives.

Loss of existing use

The existing dwellings appears to be a reasonable condition, and due to its scale, location and setting creates a pleasant open and green parcel. The loss of a dwelling would be contrary to policy H7 in itself, however this would only result in a policy conflict if the proposal were to result in a net loss of units. There is concern that the deliverability of the scheme may result in the long term loss of the dwelling, prior to construction of the proposed development (i.e. demolition to 'implement'). This is considered to be linked to deliverability concerns of the development discussed further below.

Principle of housing

Further to the above, the proposed replacement with residential development would provide additional dwellings to the Borough's housing stock on previously developed land – the principle of which aligns with the broad objectives of Policy H1 (Provision of Housing) in assisting meeting annual housing targets. It is noted that the Council is not currently meeting its annual housing targets for general housing as calculated using the standard method in Planning Practice Guidance (as required now policy H1 is out of date) or for the provision of Affordable Housing.

The NPPF states that LPAs should *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land"*. The NPPF definition of 'previously developed land' excludes private residential gardens.

Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather than previously developed land should be the first choice for housing development.

Policy H11 (Development of Private Residential Gardens) requires that new residential development that involves land within the curtilage of private residential gardens will be acceptable where:

- 1) It makes a positive contribution to the character of the area;*
- 2) The site is of an adequate size to accommodate the development;*
- 3) The proposal has a suitable access;*
- 4) The proposal would not lead to an unacceptable tandem development;*
- 5) The design minimises the exposure of existing private boundaries to public areas;*
- 6) It does not cause detrimental impact on residential amenities;*
- 7) The emphasis is on the provision of family housing;*
- 8) There is no adverse impact on biodiversity, and*
- 9) The proposal does not prejudice the development of a wider area.*

Therefore, while the proposed site is not 'previously developed land', the principle of redevelopment would be acceptable providing the criteria outlined in Policies H11 and H2 (relating to general location, accessibility, density and housing mix matters) are met.

The principle of providing Class C3 residential use at the site is acceptable in that this aligns with the broad objectives of Policy H1 (Provision of Housing).

In terms of dwelling mix, the proposed development seeks to provide 5x4-bed dwellings. As such, there is a focus on family sized dwellings.

Design and appearance

Demolition of existing dwelling

The proposed development seeks the demolition of the existing single residential dwelling. The proposal would provide 5 dwellings on the site. Policy CC7 seeks to ensure that all development maintains and enhances the character and appearance of the area of Reading in which it is located.

The existing area is characterised by a mix of dwelling types and layouts. It is generally seen that the area contains significant mature vegetation around buildings, and developments. There is a lack of clear character beyond the green setting surrounding buildings.

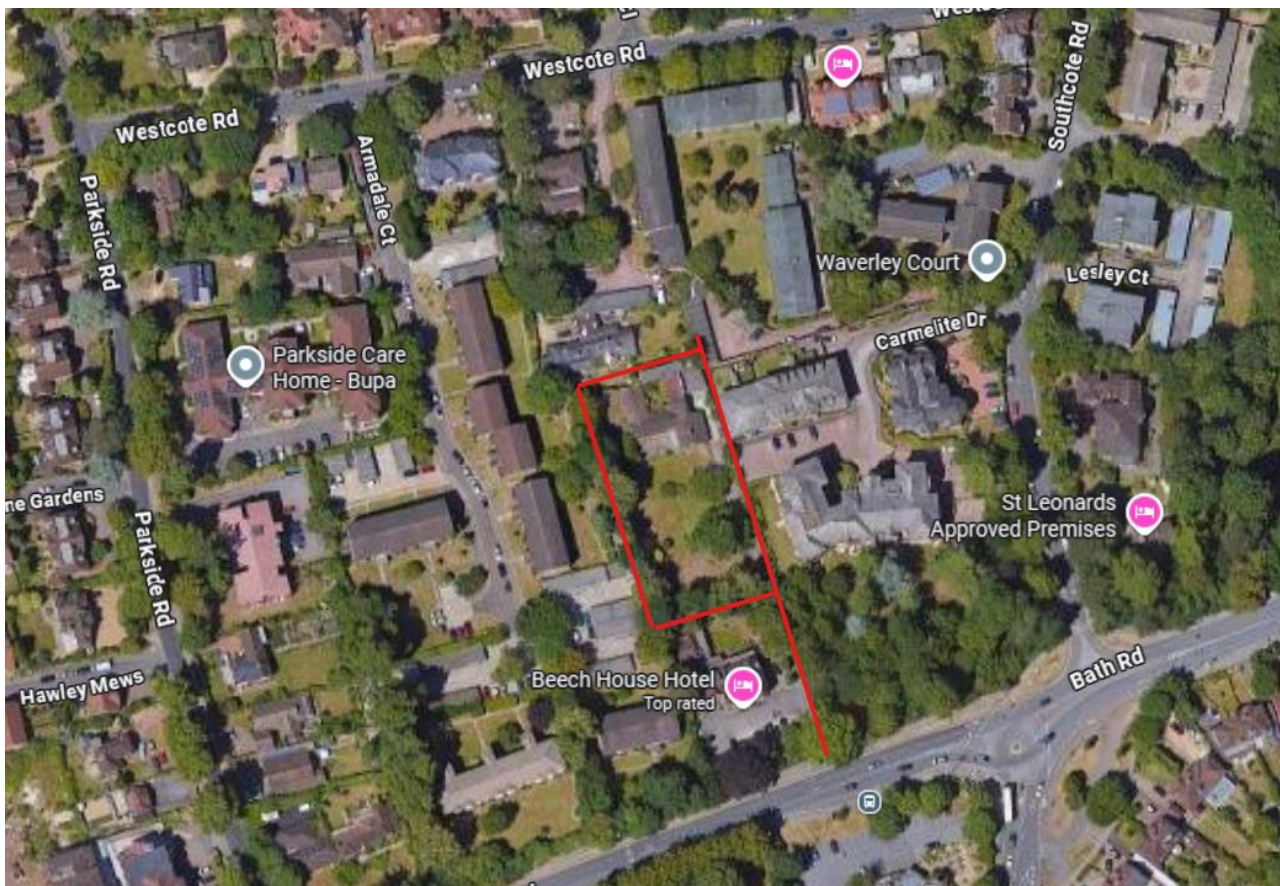


Figure 2 - Aerial image of site locality (current application site outlined in red)

The host building is a well presented detached dwelling with good proportions and architectural detailing and is currently contributing positively to the character and appearance of the area set well within its vegetated plot.

The existing dwelling, as seen on a site visit in November 2024 appears to be in a reasonable state, and is contributing to the existing housing stock within Reading. The loss of this dwelling, and the demolition of the existing building, would only be acceptable where the proposal would preserve and enhance the character of the area through appropriate detailing.

Design consideration and impact on character of surrounding area

Policy CC7 of the RBLP (2019) states that all development should be of a high design quality that maintains and enhances the character and appearance of the area in which it is located. The various components of development form stated in policy include: Layout: urban grain and structure, landscape, density and mix, scale: height and massing and architectural details and materials. The policy also relates to a number of other aspects that will be highlighted as required within the assessment below. Policy H11 also relates to the development, being land within the curtilage or the former curtilage of private residential gardens, though these requirements are similar to CC7 in some regards. Part 12 (para's 131-141) of the NPPF 2024 (Achieving well-designed places) also seeks the creation of high quality, beautiful and sustainable buildings and places.

Layout: urban structure and urban grain

The proposed development would include a substantial increase in the overall plot coverage. As highlighted by the below. The proposal would include three-storey buildings, but at a scale and width that would leave limited space between the proposed dwellings, and site boundaries which is inconsistent

with the prevailing layout of the area. The plot coverage overall, is considered excessive and at odds with the prevailing layout and urban grain/structure predominantly found in the adjacent area.



Scale: height and massing

The proposal would see a significant increase in height compared to the existing dwelling. In addition to the increased overall height, the provision of large side-facing walls would increase the massing at boundaries. It is noted that the neighbouring three blocks of flats contains three-four storey buildings, though these step downward toward the application site. In tandem with the proposed overall height compared to the character of the area, which includes a portion of 'crown roof'. This is a symptom of the excessive footprint of the proposed dwellings.

Architectural detail and materials

The proposed development proposes a reasonably detailed set of front elevations. The inclusion of mock Georgian features, columns, faux chimneys, lead dormers are not considered to necessarily be related to the character of the area, which is mixed. To the sides and rear of the property, the detailing, and architectural features are lost and become plainer, though large windows on the rear elevation remain featureful. However, by virtue of the mixed architectural design, and site location behind dwellings fronting roads on all sides, the unique styling is not considered objectionable in itself.

Landscape

The proposal would include a significant increase in hardstanding and built form overall. The increased hardstanding would take up almost the entire area between all dwellings. This would serve to make the development appear visually stark from internal views. The large car park would front all dwellings, with the proposal showing six trees between carparking area, and a small depth for hedging in front of dwellings, and trees and hedging around the carparking area. This landscaping, whilst showing a number of trees would not be realistically implementable, and is not considered accurate. In addition, the tree planting, including species, and number of trees is not agreed, nor acceptable, though could be secured by condition.

Design Conclusion

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.

Affordable Housing

For a development of the size proposed, Policy H3 (Affordable Housing) requires a contribution to enable the equivalent of 20% of the Gross Development Value of the development to be provided as Affordable Housing. This would be a financial contribution secured under Section 106 to secure provision off-site elsewhere in the Borough of Reading. As set out in the Council's Affordable Housing SPD (2021) the most appropriate way to calculate the contribution is to calculate the Gross Development Value (GDV) of the entire proposed development.

Paragraph 4.4.19 of the Reading Borough Local Plan provides some background to the policy and summarises the large amount of evidence that the Council has in respect of the critical need for Affordable Housing that exists within the Borough:

“The Berkshire (with South Bucks) Strategic Housing Market Assessment (SHMA, 2016) has once again emphasised the critical need for affordable housing within Reading as well as the remainder of Berkshire. The SHMA identified a need for 406 new affordable homes per year in Reading, which represents the majority of the overall housing required. The consequences of not providing much-needed affordable homes would be severe, and would include homelessness, households in temporary or unsuitable accommodation, overcrowding and younger people having to remain living with parents for increasing periods. Insufficient affordable housing will also act as an impediment to economic growth, as firms will face increasing problems with accommodation for their workforce. Meeting even a substantial proportion of the identified housing need presents significant challenges, and it is therefore critical that new residential development of all sizes makes whatever contribution it can.”

RBLP para 4.4.23 states *“The target set in the policy has been determined as the result of an assessment of the viability of development of sites of various sizes in the Borough in accordance with the requirements of the NPPF. This will be the expected level of affordable housing provision.”*

An up-to-date assessment of the need for Affordable Housing that exists in the Borough is within the supporting text for Policy H3 (para 4.4.21) of the Reading Borough Local Plan Submission Draft Partial Update May 2025 which states the following:

“The Reading Housing Needs Assessment (HNA, 2024) has once again emphasised the critical need for affordable housing within Reading as well as the remainder of Berkshire. The HNA identified a need for 406 additional affordable homes per year in Reading, which represents the majority of the overall housing required. The consequences of not providing much-needed affordable homes would be severe,

and would include homelessness, households in temporary or unsuitable accommodation, overcrowding and younger people having to remain living with parents for increasing periods. Insufficient affordable housing will also act as an impediment to economic growth, as firms will face increasing problems with accommodation for their workforce. Meeting even a substantial proportion of the identified housing need presents significant challenges, and it is therefore critical that new residential development of all sizes makes whatever contribution it can”.

Current Policy H3 includes provision for viability considerations at para 4.4.24 which states that “...*the Council will be sensitive to exceptional costs of bringing a site to market such as for reasons of expensive reclamation, or infrastructure costs, or high existing use values. Where applicants can demonstrate, to the satisfaction of the Council, exceptional difficulties in bringing a site to market, the Council will be prepared to consider detailed information on the viability of a particular scheme and, where justified through an open book approach, to reduce the affordable housing requirement...*”

The NPPF and the Council’s policies allow for viability considerations to reduce the provision but only in specific circumstances. Paragraph 59 of the NPPF 2024 states that “*The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.*”

Policy H3 places the onus on the developer/landowner to justify any lower affordable housing contribution. The supporting text to Policy H3 refines this, explaining that costs need to be “*exceptional costs of bringing a site to market*”. It is considered that the types of costs referred to in the Local Plan relate to problems with a site itself; expensive reclamation, infrastructure costs, or high existing use values etc. The cost of a particular design, or design choices, is not considered to fall within this type of exceptional cost; unless the design options are so limited as to prejudice the site coming forward for development in general. It is also not necessarily the role of the LPA to insulate a developer against financial risk associated with downturns in the market or rising development costs.

In support of the application a financial viability assessment has been submitted, seeking to justify a nil contribution towards affordable housing. This viability appraisal has been reviewed by the Council’s Valuer, and external consultant on behalf of the LPA.

It is noted that the host dwelling is a reasonably high existing use value as agreed by the Council’s viability review. However, a number of key issues are presented that result in a significant deficit. The high build costs are exacerbated by the oversized dwellings. The low sales values within the viability appraisal submitted are unrealistic and is highlighted as a key matter of disagreement in the viability appraisal. Notwithstanding, the Council’s viability reviewer has noted that without any contribution toward affordable housing, the Applicant’s viability appraisal shows a significant deficit. Thus, the Council’s policy regarding affordable housing, does not have bearing on the provision of affordable housing. The Applicant has therefore failed to demonstrate the circumstances justifying a lower affordable housing contribution.

The Council’s viability reviewer also suggested, that given the significant deficit, it was unlikely that the scheme would come forward. And clear rationale for undertaken the development with such a deficit should be sought. It is noted that through without prejudice discussions with Officers, the Applicant has stated that they do not consider that deliverability of the scheme is a material planning consideration. However, given that the benefits of the scheme would be time limited by virtue of a time limit on any consents, the deliverability of a scheme is considered a material planning consideration, and is a key concern which limits the weight that can be afforded to the benefits of housing in this instance.

The need for general housing (i.e. not Affordable Housing) is a consideration; however, it is not considered sufficient to outweigh the harm that would result in terms of failure to meet the critical need

for Affordable Housing within Reading Borough and the associated need to provide for sustainable and inclusive mixed and balanced communities.

Officers raised these matters with the applicant and have made it clear that the zero percent offer (the basis on which the application was originally submitted) would result in such significant harm to meeting housing need and achieving mixed and balanced communities when weighed against the critical need for Affordable housing that the application would not be recommended for the approval on that basis.

In discussions with the Council's Valuer, on a without prejudice basis, a £100,000 affordable housing offer (up front) with a late stage review clause to capture further affordable housing contributions on a 50/50 basis above £5.5m was presented and is considered within the assessment of this application. Any variation to this would require a separate planning application, and would need to be considered separately in an overall planning balance.

Notwithstanding and improved offer, which has been considered on a without prejudice basis, the failure to enter into a legal agreement for the provision of affordable housing is considered a reason for refusal.

Biodiversity

In relation to local policies regarding biodiversity, the site lies adjacent to a Green link as per Policy EN12 (Biodiversity and the Green Network) which reads:

"a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network.

The Green Network comprises:

- Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and*
- Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.*

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map

b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*
- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3)

compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats, and should be provided prior to development.

Furthermore, Local Policy H11 reads:

[...] 8) The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and [...]

The proposal would be subject to mandatory biodiversity net gain requirements set by national guidance. Should permission be granted, a condition would automatically apply securing 10% BNG, which may include off-site provision. However, the proposal would not comply with either EN12 and H11 and would result in a significant loss of on-site biodiversity. No efforts appear to have been made to follow the biodiversity hierarchy, as identified in policy EN12 which would seek to: 1) avoid; 2) mitigate, and 3) compensate for on-site. It is clear that there is a high need for housing, however, as discussed elsewhere within this assessment, the provision of the large footprint dwellings are excessive and should include additional space on site for biodiversity.

In addition, the biodiversity net gain information is not accurate and has not been updated to correct the following errors:

1. Trees – the calculated area for large trees appear to be input incorrectly into the metric and should be 0.0366 rather than 0.0336.
2. The BNG calculation does not appear to match the landscaping plans provided. The plan entitled “Planning Proposals Landscaping Plan: ref: 1493/0/11” shows areas on either side of the access road and an area of land to the east of Plot 1 that are unlikely to be classified as “vegetated garden”, however, the BNG metric submitted describes all areas as either ‘developed land’ or ‘vegetated garden’. Please can the applicant clarify what areas are intended as private garden and what areas are communal land and update the plans and BNG calculation accordingly.
3. Hedging: The BNG metric states that a 10m length of ‘species rich’ hedgerow will be planted within a ‘community area’ (noting point 2 above) . The post development plan in the BNG report shows this to be along the entrance drive – however, this length of hedge is not shown in the landscaping plans. The landscaping plans do however show proposed hedge planting as a common beech hedge along the upper eastern length of drive. Both sets of plans need to match one another. Could the applicant also confirm why this length of beech planting is not included in the metric

Protected Species

A bat survey report of the existing bungalow and the two trees to be removed has been submitted (Crossman Associates, May 2025). The report concludes that the proposals are unlikely to affect protected species including bats.

While the works will lead to the demolition of the bungalow and removal of trees , the report states that provided the precautionary methods detailed in the report are followed, the risk of adversely affecting bats will be minimal. Additionally, there is also a small risk that birds may nest in the building/garage and trees to be removed

If the application were recommended for approval, a condition to ensure that these precautionary measures are put in place as well as an informative for nesting birds should be included on the decision notice.

Residential Amenity

Policy CC8 of the RBLP (2019) seeks to ensure all development will not cause a detrimental impact on the living environment of existing residents or unacceptable living conditions for new residential properties. The following considerations are relevant to the proposal: privacy and overlook; access to sunlight and daylight, visual dominance and overbearing effects of a development; harm to outlook; noise and disturbance. Policy H11 also seeks to avoid detrimental impacts on amenity of adjacent or nearby occupants. Paragraphs 96, 135 and 198 of the NPPF 2024 relate to amenity considerations.

Policy H5 seeks to provide a good level of accommodation and meet nationally described space standards.

Privacy and overlooking

Impacts on existing residents (privacy and overlooking)

The proposal would see the demolition of a single-storey detached dwelling with 5 no. three-storey dwellings. The proposal would have three dwellings on the northern side facing onto the garden of no 17. Westcote Road, a single-storey detached dwelling. This property is divided from the application site by a tall brick wall. The second floor of proposed plot 3 would be ~25m from the rear of no. 17. Though the back-to-back distance would exceed that mentioned in policy CC8, the proposal would introduce a new set of dwellings with large windows facing onto a neighbouring dwelling. This would introduce a new relationship which does not exist currently. This would give views directly into all living areas of the ground floor dwelling, and over the existing garden of no.17 Westcote Road. This is considered a harmful level of overlooking to an existing residential property.

Impacts on proposed residents (privacy and overlooking)

The proposal would include multiple side facing windows for all dwellings. The side facing windows would be provided at ground floor to living rooms, or entrance halls, as well as in bathrooms. Given the dividing fences proposed, these windows would not result in significant privacy concerns. Above ground floor, side facing windows at first and loft level would serve stairwells, or bathrooms. These would be obscure glazed, and could be conditions to be non-openable given the rooms they serve. As such, the proposed dwellings would be provided with a good level of privacy from overlooking or direct views into dwellings.

Access to sunlight and daylight

Impacts on existing residents (sunlight and daylight)

The proposal would include three-storey dwellings oriented north-south. The three-storey dwellings would have the potential to overshadow the garden of neighbouring properties. A number of mature trees existing on boundaries of the plot, except for the northern side. Therefore, the key area of overshadowing concern is to no.17 Westcote. A daylight/sunlight assessment has not been included to demonstrate no impacts on the garden of the adjoining property. The Applicant has failed to demonstrate that the proposal would not give rise to harmful deprivation of sunlight/daylight to an existing dwelling.

Impacts on proposed residents (sunlight and daylight)

The proposal includes 3 no. northern aspect gardens (3,4 and 5). The proposal, is highly likely to result in significant overshadowing of gardens as a result of the proposal itself. The Applicant has failed to demonstrate that the proposal would result in suitable amenity space for residents.

The proposal is also in close proximity to a large TPO tree. The Applicant has failed to demonstrate that the proposal would be afforded sufficient daylight/sunlight as to not apply additional pressure to prune the TPO tree to allow for future light to dwellings.

Visual dominance and overbearing effects of a development

Impacts on existing residents (Visual dominance and overbearing effects of a development)

The proposal would result in a large building in close proximity to existing properties on all sides. However, due to the distance to neighbouring properties, it is not considered that the neighbouring properties would be subject to unacceptable overbearing effects from the development.

Impacts on proposed residents (Visual dominance and overbearing effects of a development)

Similarly to the above, the proposed dwellings would be oriented as such to avoid significant overbearing effects from existing developments.

Harm to outlook

Existing residents are unlikely to be subject to impacts on outlook as a result of the proposal. The proposed dwellings would also be afforded suitable outlook from all habitable rooms.

Noise and disturbance

Impacts on proposed residents (Noise and disturbance)

The proposal is located within an AQMA, and on a busy road. However, the application land is set well back from the road. Therefore, the proposal is considered to afford future residents suitable protection from noise and disturbance in this regard.

The adjoining site, 60 Bath Road, has been granted for the conversion of the hotel to a day nursery. The acoustic assessment for that application, which was lodged and determined after lodgement of this application. It would appear that the condition imposed upon the permission at no.60 would reasonably mitigate impacts, including operating hours and restrictions upon outdoor use on certain hours. As such, it is considered that noise from the day nursery would not be an impact on the proposal. In addition, it is likely that the day nursery would be in situ before the proposal could be constructed, and would be reasonably expected to create noise to those properties closest during daytime hours (i.e. prospective purchasers could see the day nursery in situ).

Quality of accommodation

The proposed dwelling measure between 242.2m² (plots 3-5) and 243.2m² (plots 1-2). The largest 3-storey, 4-bedroom dwelling as described by the Nationally Described Space Standards within Policy H5 is 130m². The quality of accommodation, is considered to be met by exceeding the space standards requirements. However, it is clear that the proposal is significantly oversized compared to comparable sales. Including a 5-bedroom dwelling with an enclosed garage that is smaller in floor area. This would have an impact upon viability in addition to the above, the construction costs of a larger building than necessary would artificially increase the costs associated with the development. The extra space that could be generated by a reduction in built form could also offset other negative aspects of the proposal (i.e. space around buildings).

Conclusion – Amenity

The proposed development would result in significant harm to neighbouring properties and fail to provide a suitable level of amenity for proposed residents, and has failed to demonstrate that the proposal would not result in impacts on amenity, or provide suitable amenity within gardens for proposed residents contrary to policy CC8, H11 of the RBLP (2019) and 96, 135 and 198 of the NPPF 2024.

Amenity space

Policy H10 relates to the provision of private and communal outdoor space for new developments. The proposal includes relatively small private amenity space all dwellings, ranging from 100m² to 230m². Policy H10, supported text paragraph 4.4.81 states: *“The need to require provision of private outdoor space was identified by a study of residential developments in Reading⁸⁷ as a key aspect of design quality”*. Paragraph 4.4.87 states: *“In the past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation, and they provide a useful guide for proposals: (a) Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space)...”* As such, applying the ratio that the dwellings floor area should be no less than the GFA of the dwelling, all dwellings would be provided with insufficient amenity space for future occupants. The proposals gardens are also smaller than the majority of spaces around similar building in the area compared to the buildings/dwellings they relate to.

Transport

Vehicular access to the development is facilitated through a shared horseshoe style access with the Beech House Hotel. There is an ‘entrance only’ access point at the southeastern border of the site and an ‘exit only’ access point at the southwestern border of the site. The proposed access arrangements are proposed to be retained. The Applicant has reported that there are rights of access for the existing access points fronting 60 Bath Road (Beech House Hotel), and as such the existing horseshow style access arrangement will remain in place. However, the red line boundary only extends to the eastern access only. As such, the proposed access arrangements could not be secured by condition, and would require a legal agreement and the owner of the Beech House Hotel (approved Day Nursery) would need to be party to this agreement. It is unclear if the adjoining owner would enter into this agreement.

The existing access arrangements would be suitable, and subject to being secured would provide for safe access and ingress. Though, the failure to enter into a legal agreement to secure this access arrangement is a reason for refusal at this time. In addition, one passing bay is provided for the long single track driveway, and a give-way past the ‘in only access’. These arrangements would be suitable for safety of highways users, and for access to the development, being mindful of the protection of trees around the access route.

Suitable arrangements for waste collection, vehicle parking and cycle parking are provided on-site.

Policy TR5 of the Local Plan also states that “All new houses with dedicated off-street parking should provide charging points”. EV charging spaces will be provided in line with the relevant policy. No details have been provided, and failure to demonstrate will form a reason for refusal, albeit that a condition could be applied to secure these facilities.

A construction method statement would be required and secured by condition if a full application is approved.

Other Matters

Waste

Each dwelling would be required to have space for 1 x 140L general waste bin, 1 x 240L recycling bin and 1 x 23L food waste bin. Future 'Simpler Recycling' legislation requires additional space be made at each property for additional recycling bins, potentially glass recycling. There is suitable space in rear gardens, including access to, for such additional bins.

There have been issues with the refuse vehicles accessing the site due to overhanging trees covering the service road. We would need around 4 metres in height from ground level to the overhanging vegetation to ensure the vehicles can gain access without damaging the vehicle or any surrounding vegetation. If the vegetation does overhang and block access, the bins would need to be pulled up to the site entrance next to the hotel by the residents so they can be emptied, and then returned to their private property afterwards. This would be a private arrangement managed by future residents. Works to TPO trees to lift the canopy would be dealt with separately.

Community Infrastructure Levy (CIL)

The proposal would be a Community Infrastructure Levy (CIL) liable development. The applicant has provided the CIL Additional Information Form. If the scheme had been acceptable an informative would have been attached to the decision notice to advise the applicant of their responsibilities in this respect.

Sustainability

Policy H5 requires that all new build housing integrate additional measures for sustainability. Policy CC2 seeks for new development to respond to climate change through reducing energy, water, materials usage.

Should the application have otherwise been recommended for approval, conditions would have been recommended to ensure the development meets the following requirements:

- Higher water efficiency standards of 110 litres per person per day; and
- A 19% improvement over building regulations energy requirements

Although secured by planning condition, these requirements would have been administered through the Building Regulations, with confirmation of compliance submitted to the LPA to discharge a condition.

Matters raised within objections

The following are not covered above as they are not considered to be material planning considerations:

Boundary Wall Concerns

- *Existing 15-foot boundary wall provides privacy and has historical value.*
- *Unclear if wall will be retained or replaced with an 8-foot wooden fence.*
- *Concerns about structural weakening or demolition of the wall during redevelopment.*
- *Request to investigate if the wall is protected by a preservation order.*

It is noted that the wall, though visually pleasing would not be covered by any heritage protections. Any works to the boundary wall would require consultation and agreement under the Party Walls Act, which is a private matter between landowners, and not a material planning consideration.

Impact on Property Value

- *Redevelopment likely to negatively affect the valuation of 17 Westcote Road.*

- *Estate agents were unaware of the redevelopment when valuing the property for probate.*

Impact on property values is not a material planning consideration.

Historical Planning Restrictions

- *Possible 1989 planning restriction placed by former owner of 58 Bath Road preventing height increases at 17 Westcote Road.*
- *Request to investigate if a reciprocal restriction exists for 58 Bath Road.*

This point appears to relate to potential covenants. Covenants, whilst a potential barrier to implementation of a planning permission, are not a material planning consideration and are private matter between landowners and the covenant holders.

8. CONCLUSION

This application has been carefully considered in the context of the Reading Borough Local Plan 2019, the NPPF 2024. With regard the status of the Local Plan:

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025. Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is considered in respect of the Local Plan policies pertinent to this application that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’

It is important to consider that the emerging Local Plan, and the NPPF, both require an increased provision of housing, rather than any reduction. Noting that the existing Local Plan, the emerging Local Plan and the NPPF are all aligned in their overall objective of creating mixed and balanced communities, and the delivery of an appropriate mix of housing types for the local community which includes affordable housing (NPPF Para 63). When considering the relative weight to be given to the various benefits and harms identified, it should be in the context of this need for housing which meets identified needs. It would be acting against these objectives to use a policy deemed “out of date” because of increased housing requirements. If there is a need to increase housing supply, it does not follow that there should be a reduction in affordable housing supply which is an intrinsic part of meeting the identified need.

Notwithstanding the above and for completeness, in terms of the status of the Local Plan, para 11 of the NPPF sets out a framework for decision making where policies are considered out of date.

For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 66 – Affordable Housing - this development conflicts with paragraph 66 in that whilst housing is proposed, the mix of affordable housing does not meet identified local needs, in fact there is very little scope for it to do so given the amount of affordable housing offered by the applicant, and the absence of a S106 legal agreement to secure any affordable housing.

Paragraph 110 and 115 – Sustainable transport – the proposal is within a sustainable location near to services and facilities. However, this would be true of any housing in this location and does not in itself justify the particular form of development proposed and is largely neutral in terms of weight.

Paragraph 115 requires sustainable transport modes to be prioritised. As with 110 above, the development makes no particular active or special provision in this regard, although it is in a relatively sustainable location on a bus route, but some distance from a town or district centre.

Paragraph 129 – Density - In terms of whether the development would make efficient use of land, it is noted that the density is high compared to the prevailing area. On the other hand it is apparent that the proposal would not provide for the identified need for different types of housing due to the significant shortfall in affordable housing proposed. It has also been identified elsewhere in this report that the proposal would be harmful to the area's prevailing character.

Paragraphs 135 and 139 – Achieving well-designed places –

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

For the reasons set out in this report, it is considered that the proposal would not add to the overall quality of the area. The proposals would appear overly bulky and lack the necessary space around buildings, and landscaped setting in conflict with the spacious verdant character of the area in which it sits.

Paragraph 139 states that “Development that is not well-designed should be refused, especially where it fails to reflect local design policies and government guidance on design...”

Therefore, the failure to meet identified housing need in terms of the amount, and tenure of affordable housing amounts to substantial harm. The absence of affordable housing will have practical, tangible and absolute impacts on the ability of the Borough to house its residents and would be in direct conflict with the aims and objectives of existing and emerging development plan policy and the NPPF in respect of achieving sustainable, mixed and balanced communities.

The Council's view that the relevant policies of the Local Plan are not out of date, nevertheless for completeness the ‘tilted balance’ engaged by paragraph 11 of the NPPF is addressed above.

Taking account of the Framework as a whole, it is considered that the benefits of the proposal are significantly and demonstrably outweighed by the harm in respect of housing need and affordable housing in particular, together with the harm to the character of the area as described above, both matters specifically referenced under Footnote 9 and as such it is considered that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

On this basis, even if relevant policies were considered out of date the provisions of NPPF paragraph 11 still do not support the grant of permission in this particular instance.

It is acknowledged that there would be some planning benefits associated with the proposed development, including provision of housing in general. Though, as detailed elsewhere in this report, the benefit of the provision of housing is watered down by the deliverability concerns. However, the benefits of the scheme are largely general in nature and would be capable of being provided within a well-designed scheme. It is therefore not essential that this proposal is approved in order to realise these benefits.

Even when taking the benefits at face value, it is apparent that the substantial degree of harm would significantly and demonstrably outweigh the benefits when considered against the Reading Borough Council Local Plan 2019 and the NPPF 2024 - having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The proposals are therefore recommended for refusal on this basis for the following reasons:

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-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

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.