

**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: Colony Architects
The Oak House,
Tilehurst,
Reading,
Berkshire,
RG31 6XZ

Application No: PL/25/1276
Application type: Full planning permission

Applicant: Mr Simon Knight

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Replacement 4 bedroom two storey dwelling with single garage to rear, including new landscape and parking (Class C3).

At: 15 WOODS ROAD, CAVERSHAM, READING, RG4 6NA

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 4 November 2025



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

Application At: 15 WOODS ROAD, CAVERSHAM, READING, RG4 6NA

Application No: PL/25/1276

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: To prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in strict accordance with the following approved drawings:

02-00 P4 Site Location Plan drawing date 04.25 received 9 Sept 2025

02-10 P4 Block Plan drawing date 04.25 received 9 Sept 2025

03-12 P4 Roof Plan drawing date 04.25 received 9 Sept 2025

05-10 P6 Ground Floor Plan drawing date 04.25 received 9 Sept 2025

05-11 P6 First floor Plan drawing date 04.25 received 9 Sept 2025

03-10 P4 Elevations drawing date 04.25 received 9 Sept 2025

03-11 P4 Elevations drawing date 04.25 received 9 Sept 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3.. The development hereby permitted shall be constructed entirely of the materials as stated on the approved plans.

REASON: To ensure the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

4. All existing hedging shown on the approved plans shall be retained as shown unless otherwise agreed in writing by the Local Planning Authority. Fencing for the protection of the retained hedge shall be provided in accordance with BS5837:2012 before any equipment, machinery or materials are brought on to the site. The protective fencing shall be retained throughout the entire period of demolition and construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across

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the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that retained hedges are adequately protected, vegetation cover is maintained, in the interests of the biodiversity of the site and in the interests of the visual amenities of the locality. In accordance with Policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

5. The development hereby permitted shall not be first occupied until 90-00 P3- landscape strategy plan and the details stated within the Soft & Hard Landscaping with Planting & Implementation Programme dated January 2025 have been implemented in its entirety or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation

All planting shall be carried out and provided in accordance with the approved scheme in the first planting and seeding seasons following the occupation of any part of the extensions or in accordance with a timetable agreed in writing with the Local Planning Authority prior to first occupation.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development maintains and enhances the character of the area and does not result in a loss of biodiversity in accordance with Policies EN12, EN14, H9 and CC7 of the Reading Borough Local Plan 2019.

6. The development hereby permitted shall not be first occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities

REASON: The above condition is required in accordance with the Parking Standards and Design SPD and Policy TR5 of the Reading Borough Local Plan 2019.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor, north facing window shall not be openable below a height of 1.7 metres when measured from the first floor level of the dwelling. The window shall be glazed with obscure glass before first occupation of any part of the extensions hereby approved and shall be maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

8. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration) or Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

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REASON: Further unrestricted development could harm the amenities of neighbouring properties through overlooking, overshadowing or overbearing effects and/or harm the appearance of the house and the character and appearance of the wider area and should therefore be controlled in accordance with Policies H9, CC7 and CC8 of the Reading Borough Local Plan 2019.

9. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

10. Self build Biodiversity Net Gain exemption

(i) The dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of a self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015 (or any Act revoking and re-enacting that Act with or without modification).

(ii) The first occupation of the dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the dwelling for at least 3 years.

(iii) Prior to the first occupation of the dwelling the Council shall be notified of the person(s) who will take up first occupation of the dwelling.

REASON: The development permitted has been assessed on the basis that it is exempt for mandatory biodiversity net gain as set out in the Environment Act 2021 due to it being a self-build development. This condition is required to ensure the development is a self-build in accordance with the definition. If the development was not self-build, mandatory biodiversity net gain would be required, and evidence would have needed to be submitted with the application in the form of a BNG Metric to confirm the biodiversity gain objective would be met.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

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ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

4. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

6. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

7. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

NOTES

APPEALS TO THE SECRETARY OF STATE

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.

Street Naming & Numbering

You must contact Reading Borough Council to:

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Reading
Borough Council
Working better with you

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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