

**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: - STL Architecture

Application No: PL/24/1614

Application type: Full planning permission

Applicant: Mr R. Arnold

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: Demolition of existing dwelling and outbuildings and the erection of a 4-bed detached dwelling (amended description).

At: WARREN CREEK, THE WARREN, CAVERSHAM, READING, RG4 7TQ

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: 12th November 2025



RE

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

Application At: WARREN CREEK, THE WARREN, CAVERSHAM, READING, RG4 7TQ

Application No: PL/24/1614

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: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans

- 3863/241 Rev B – Proposed Ground Floor Plan
- 3863/242 Rev B – Proposed First Floor Plan

As received 04/12/202

- 3863/101 Rev A – Existing Dwelling
- 3863/102 – Existing Outbuildings

As received 18/12/2024

- 3863/243 Rev C – Proposed Roof Plan

As received 24/12/2024

- 3863/260 – Proposed Cycle Store

As received 11/03/2025

- 3863/235 Rev D – Permeability Plan
- 3863/246 Rev E – Walls above extg grnd supporting raised ground floor slab
- 3863/247 Rev J – Proposed Biodiversity Site Plan
- 3863/229 Rev E – Sections – Existing and Proposed

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As received 09/06/2025

- 3863/240 Rev J – Existing Location Plan and Proposed Block Plan
- 3863/234 Rev E – Profile Comparison Drawing

As received 19/06/2025

- 3863/244 Rev D – Proposed Elevations
- 3863/245 Rev D – Proposed Elevations

As received on 06/08/2025

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. No development shall commence until a schedule of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer's specification details of all external facing materials. The development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, including the River Thames and Major Landscape Feature, in accordance with Policies CC7, EN12 and EN13 of the Reading Borough Local Plan 2019.

4. No development shall commence on site, barring any demolition works down to existing ground levels only, until a scheme to mitigate flood risk impact has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall include:

- a) Detailed proposals of the compensatory flood storage being provided.
- b) Details of the void design, including the height of the openings from ground level to above design flood level.
- c) Details to ensure there will be no ground level raising on site.
- d) Void blockage scenario analysis for multiple flood events up to and including the design flood, including a reasonable worst case scenario.

The scheme shall be fully implemented prior to the first occupation of the dwelling hereby approved and subsequently maintained throughout the lifetime of the development.

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Reason: To reduce the risk of flooding to the proposed development and future occupants and to reduce the risk of increasing flood risk elsewhere, in accordance with section 14 of the National Planning Policy Framework (December 2024, as amended) and Policy EN18 of the Reading Borough Local Plan 2019.

5. The void space beneath the building hereby approved shall be retained as open and unobstructed at all times. No development, storage, or use of this space shall take place that would impede the free flow of flood water. This area shall not be enclosed, filled, or otherwise altered.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to reduce the risk of increasing flood risk elsewhere, in accordance with section 14 of the National Planning Policy Framework (December 2024, as amended) and Policy EN18 of the Reading Borough Local Plan 2019.

6. * The existing structures as shown on drawing ref. C3429-04 Rev E (Flood Storage Areas Lost & Gained on Proposed Plan) in Flood Risk Assessment and SuDS Report by Nimbus Ref C3429-R1-REV-F dated July 2025 as received on 06/08/2025, shall be removed in accordance with a schedule that has been submitted to and approved in writing by the Local Planning Authority, prior to any development commencing. The subsequent removal of every existing structures will be completed in accordance with the approved schedule.

Reason: The sensitive location of the site within a Major Landscape Feature, a Green Network and adjacent to a Waterspace means the retention of the existing structures would harm the visual amenity of the site and surrounding area, detract from the character and appearance of the Major Landscape Feature, negatively affect the Green Network, harm the Waterspace and would increase flood risk on-site and elsewhere. In addition, the retention of the existing dwelling would mean the development would not be making an appropriate contribution towards affordable housing to meet the needs of Reading Borough. Such impacts should therefore be mitigated against and managed, as appropriate, in accordance with sections 5, 14 and 15 of the National Planning Policy Framework (December 2024, as amended) and Policies CC7, EN11, EN12, EN13, EN18 and H3 of the Reading Borough Local Plan 2019.

7. No development shall commence on site, barring any demolition works down to existing ground levels only, until details of the proposed maintenance of the flood voids have been submitted to and approved in writing by the Local Planning Authority. The approved voids and openings shall be maintained a) in accordance with these approved details and b) for the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to reduce the risk of increasing flood risk elsewhere, in accordance with section 14 of the National Planning Policy Framework (December 2024, as amended) and Policy EN18 of the Reading Borough Local Plan 2019.

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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), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class D (erection or construction of a porch outside any external door), Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) or Class F (hard surfaces incidental to the enjoyment of a dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: The sensitive location of the site within a Major Landscape Feature, a Green Network and adjacent to a Waterspace resulting in a risk of flooding, means unrestricted development could detract from the character and appearance of the Major Landscape Feature, negatively affect the Green Network, harm the Waterspace and possibly increase flood risk elsewhere. Such impacts should therefore be managed, in accordance with sections 14 and 15 of the National Planning Policy Framework (December 2024, as amended) and Policies EN11, EN12, EN13 and EN18 of the Reading Borough Local Plan 2019.

9. No development, barring any demolition works down to existing ground levels only, shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

a) a timetable for its implementation, and

b) a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

10. The emergency plan measures, as referenced within the Flood Action Plan section of the Flood Risk Assessment and SuDS Report (by Nimbus Ref C3429-R1-REV-F dated July 2025, as received on 06/08/2025), shall be adhered to and maintained throughout the lifetime of the development.

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Reason: To mitigate the risk of flooding for the safety and general amenity of future occupiers of the proposed dwelling, throughout the lifetime of the development, in accordance with Policies CC8 and EN18 of the Reading Borough Local Plan 2019.

11. * No development shall commence on site, including any works of demolition, until a site specific Demolition and Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:
- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
 - b) Location on site for storage of plant and materials used in constructing the development;
 - c) The erection and maintenance (including removal of any graffiti or fly posters) of any proposed security hoarding around the site;
 - d) Identification of any footpath closures or road closures needed during construction;
 - e) Required wheel washing facilities on site;
 - f) A scheme for recycling waste resulting from the construction works.
 - g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
 - h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
 - i) Provisions to be made for the control of noise coming from the site during demolition and construction;
 - j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

12. The dwelling hereby permitted shall not be occupied until the vehicle access and permeable driveway serving it has been constructed in accordance with the plans hereby approved. The vehicle access and permeable driveway shall be kept available for access and vehicle parking at all times thereafter.

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Reason: In the interests of road safety and to ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users, in accordance with Policies TR1 and TR3 of the Reading Local Plan 2019.

13. The dwelling hereby permitted shall not be occupied until the bicycle parking facility has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Local Plan 2019.

14. Prior to the first occupation of the dwelling hereby approved, the refuse and recycling storage facilities shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

15. Prior to the first occupation of the dwelling hereby approved, details of a EV charging point, comprising a layout plan and detailed specification, shall be submitted to and approved in writing by the Local Planning Authority. The approved details will be provided in full prior to the first occupation of the dwelling and the EV charging point shall thereafter be retained for use by occupier(s) of the dwelling at all times.

Reason: In the interests of environmentally sustainable transport, in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

16. A) No development, barring any demolition works down to existing ground levels only, shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the Local Planning Authority in writing. The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation

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6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work, in accordance with section 16 of the National Planning Policy Framework (December 2024, as amended) and Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

17. No development shall commence on site, barring any demolition works down to existing ground levels only, until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

b) Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

e) Routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the first occupation of the dwelling hereby approved.

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.

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Reason: These details are required prior to commencement of development, barring demolition works to ground level, because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment, including the Major Landscape Feature, the Green Network and the Waterspace, in accordance with Policies CC7, EN11, EN12, EN13 of the Reading Borough Local Plan 2019.

18. No development shall commence on site, barring any demolition works down to existing ground levels only, until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

19. * No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 187 and 192 of the National Planning Policy Framework (2024) and Policy EN12 of the Reading Borough Local Plan 2019.

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20. No development, barring demolition, shall commence on site until a report detailing the external lighting scheme and how this will not a) adversely impact upon wildlife and b) for the protection of amenity of occupiers and neighbours, has been submitted to and approved in writing by the Local Planning Authority.

In relation to a) the report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 0.5 lux demonstrating that the River Thames to the southern boundary remains unlit

In relation to b) the report shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled.

The approved scheme in relation to a) and b) shall thereafter be installed before first occupation of the dwellinghouse hereby approved and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: To limit the impact of light pollution from artificial light on nature conservation and to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with paragraph 192 of the National Planning Policy Framework (2024) and Policies CC7, CC8, EN12, EN13, EN16 of the Reading Borough Local Plan 2019.

21. No externally located mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

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Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

22. Prior to the first occupation of the residential unit hereby approved, details of measures to protect the privacy of neighbouring occupiers from the raised ground floor and first floor external terrace areas on the south elevation of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Should privacy screens be proposed, details shall include the location and position of the screens, their dimensions, design and manufacturer's specification, and ongoing maintenance arrangements. The approved measures will be installed before the first occupation of the residential unit hereby approved and shall be permanently maintained as such at all times thereafter.

Reason: These details are required due to insufficient information being contained within the application, to safeguard the amenities of the adjoining residential units from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

23. 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 raised ground floor east and west facing windows and the proposed first floor east and west facing windows shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. These windows shall also be glazed with obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter. In addition, no windows/openings, other than those shown on the approved plans shall at any time be placed in the east or west side elevation of the building hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

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.

24. The residential unit hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling hereby permitted has achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) 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.
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.
 - 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. 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.
5. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.

<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>

You can also find advice and submit an application using the Planning Portal.
6. 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.

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7. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall
8. 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. For this approved development the CIL status is CHARGEABLE. 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
9. All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The buildings and vegetation on the site are likely to be used by nesting birds and any works to buildings with bird nests or vegetation clearance should take place outside the bird nesting season (March - August inclusive). If this is not practicable areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest.
10. The Environment Agency advise that in terms of Environmental permits and Flood risk activities, the Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:
- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
 - altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
 - building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
 - dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed

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- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact the Environment Agency's National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and the Environment Agency advises the applicant to consult with them at the earliest opportunity.

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

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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:

- 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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