

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Householder planning permission

To: Bluebird Engineering Ltd
46 London Street
Reading
Berkshire
RG1 4SQ

Application No: PL/23/1677
Application type: Householder planning
permission

Applicant: Tony Chima

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

Proposal: Part Two-storey, part single-storey rear extension

At: Weston Lodge, Sutherlands Avenue, Reading, RG2 7AS

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 14 November 2025



EH

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

Application At: Weston Lodge, Sutherlands Avenue, Reading, RG2 7AS

Application No: PL/23/1677

Application type: Householder planning permission

REASONS FOR REFUSAL

1. The proposed development, due to its excessive scale both in terms of depth and width, combined with the uncharacteristic crown roof design and large blank flank elevations, would have an over-scaled appearance disproportionate, and not subservient, to the original dwelling. As such the proposed development would fail to respect, maintain and enhance the character and appearance of the host dwelling and surrounding area. The proposal would not be a high quality design and would be contrary to Policies H9 and CC7 of the Reading Borough Local Plan 2019, the Design Guide to House Extensions SPD 2021 and paragraphs 131, 135, and 137 of the NPPF 2024.
2. The proposed development, due to its excessive scale and bulky form would have an obtrusive and unsympathetic appearance that would result in harm to the setting of the immediately adjacent Christchurch Conservation Area. The proposal is therefore contrary to Policies EN1, EN3, and EN6 of the Reading Borough Local Plan 2019 and paragraphs 207, 208, and 210 of the NPPF 2024.
3. The proposed development, due to its excessive scale, bulky form and proximity to the shared boundary would result in harmful overbearing effects to the dwelling and garden of No.7 Sutherland Avenue with consequent harm to the amenities of this property. The proposal is therefore contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 and paragraph 135 of the NPPF 2024.
4. The Applicant has failed to demonstrate that the proposed development would not result in an on-site biodiversity net loss. The proposal is therefore contrary to Policies H9 and EN12 of the Reading Borough Local Plan 2019 and paragraphs 8, 162, 187, 192, and 193 of the NPPF 2024.
5. The Applicant has failed to submit sufficient information for the Council to determine whether or not bats (a protected species) would be adversely affected by the proposed development. The proposal is therefore contrary to Policy EN12 of the Reading Borough Local Plan 2019 and paragraphs 8, 162, 187, 192, and 193 of the NPPF 2024.

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INFORMATIVES

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

Drawing No: A-1010-Rev H – Proposed Ground Floor Plan

Drawing No: A-1030-Rev C – Existing and Proposed Roof Plan

Drawing No: A-1020-Rev G – Existing and Proposed First Floor Plan

Drawing No: A-1110-Rev C – Existing and Proposed North and South Side Elevations

Drawing No: A-1100-Rev C – Existing and Proposed Front and Rear Elevations

As received by the Local Planning Authority on 17 September 2025

Drawing No: A-1000-Rev A – Site Location Plan & Block Plan

As received by the Local Planning Authority on 22 November 2023

2. The local planning authority has worked with the applicant in a positive and proactive manner by advising of the concerns with proposal. The applicant chose not to withdraw the application and the decision has been made to refuse planning permission.
3. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here: <https://www.reading.gov.uk/planning-and-building-control/planning-applications/before-making-a-planning-application/pre-application-planning-advice/>

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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