

Planning Appeal Statement

Statement in Support of Planning Appeal

Ref: PL/23/0663

Introduction

This statement is submitted in support of an appeal against the refusal of planning permission PL/23/0663 for the proposed temporary hoarding as means of enclosure to secure an unoccupied building to 92 Albert Road, Caversham, RG4 7PL. The purpose of this document is to set out the grounds for appeal, address the reasons for refusal as outlined by the local planning authority, and demonstrate that the proposed development is both appropriate and in accordance with relevant planning policies.

Background

A planning application to erect a temporary hoarding to secure an unoccupied building was submitted to Reading Borough Council on 15th May 2023. The application took nearly 4 months to validate and a further 21 months to determine. The refusal was issued on the 13th June 2025, referencing the following reasons for refusal:

- Excessive Height and appearance
- Loss of Biodiversity

Grounds for Appeal

1. Excessive Height and Appearance

Policy CC7 of the Reading Borough Council Local Plan 2019 deals with Design and The Public realm which addresses high quality design and longevity to enhance the area of Reading.

The proposed hoarding is not intended for long term use, but installed as a Health and Safety necessity. By Law according to the HSE, “you must conduct your business without putting members of the public at risk.” “All construction sites require measures to manage access across defined boundaries; and steps to exclude unauthorised people”. “You need to define boundaries physically, where necessary, by suitable

fencing. The type of fencing should reflect the nature of the site and its surroundings”.
“Typically, in populated areas, this will mean a two-metre high hoarding around the site”

During our short ownership of the site, we have incurred in excess of 10 attempted break-ins.

Policy H9 referred to for non-compliance deals with House Extensions and Ancillary Accommodation but does not relate to temporary site hoarding.

The Supplementary Planning Document Design Guide to House Extensions (2021) also referred to relates to permanent structures, site lines and access. None of which refers to temporary hoarding

Paragraphs 135, 139 of NPPF 2024 also referred to, relates to function and overall quality, of good architecture, appropriate and sympathetic development to local character and creating attractive distinctive places. All of which ensures long term place setting but not temporary site security hoardings, which will be removed on completion of the approved planning applications.

Reading Borough Council provide **Guidance notes for applying to erect hoarding or scaffolding on the public highway** which although not wholly relevant being on private property, does state hoardings shall be 2.44m high rigidly constructed of smooth close-boarded timber.

In addition, a construction site must comply with the following:

Health and Safety at Work Act 1974: Ensures employers protect workers and the public from site-related hazards

Construction (Design and Management) Regulations 2015 (CDM 2015): Mandates risk assessments, controlled access, and secure site boundaries

Highways Act 1980: Prevents obstruction of public roads and footpaths

Equality Act 2010: Ensures accessibility for all individuals near hoardings

TWf2012:01 Guidelines: Provides detailed good-practice guidance for hoarding design, installation and inspection and states “generally the height and detail is left to the Principal Contractor and will be influenced by security needs”

2. Loss of Biodiversity

A Biodiversity Net Gain report and submission, cannot be double counted. As part of applications 25/0242 and 25/0422 the baseline and net gain have been calculated and submitted. The hoarding is a temporary structure on the same land as these existing calculations.

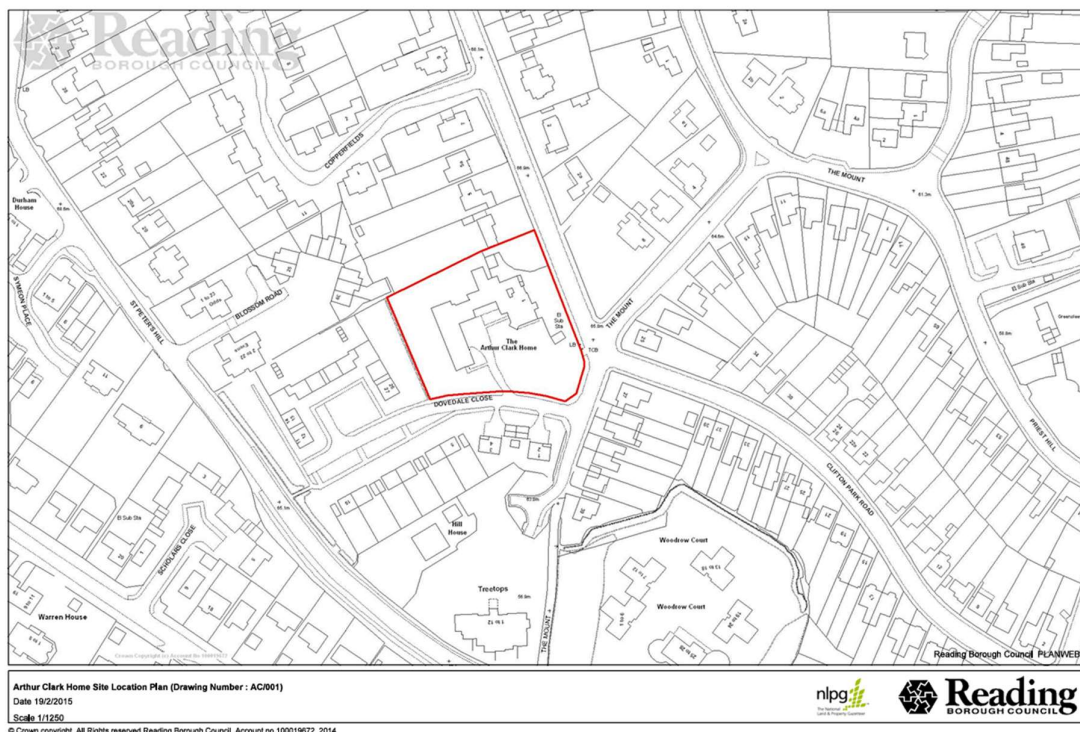
The BNG exemption for temporary structures is 2-years, however this application has been in the system for 25 months since submission and was in fact submitted prior to the BNG requirements for small sites introduced in February 2024.

According to Government Guidance Biodiversity Net Gain: Exempt Developments Updated 21st August 2024 “If a Planning Application was made before day 1 of mandatory BNG on 12th February 2024, the development is exempt from BNG”.

3. Recent local comparison

Similar applications to ours in the local area have been approved. For example:

Application 150322 was approved 22nd April 2015 for the Erection of protected hoardings on boundary fence approx. 30 metres in length by 2.4m high, with a painted grey finish to The Arthur Clark Home 1 Albert Road Caversham Reading RG4 7AN



This application was approved and is relevant to our application as it is on the same road as well as the height and finish being identical to our application.

Conclusion

In light of the above, it is respectfully submitted that the reasons for refusal can be satisfactorily addressed, and that the proposed development is in accordance with relevant planning policies and guidance. The appellant requests that the decision of Reading Borough Council be overturned and that planning permission be granted for the proposed development.

Should the Planning Inspectorate require any further information, the appellant is willing to provide additional details or clarifications as necessary.

Appendices

- Copy of the original planning application and supporting documents
- Decision notice from Reading Borough Council
- Elevations