

**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: Mr Peter Reime
1 Hieatt Close
Mount Pleasant
Reading
RG1 2QH

Application No: PL/25/1307
Application type: Full planning permission

Applicant: Ms Violet Lawrence

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

Proposal: Detached single storey dwelling with private amenity space

At: HAWK COTTAGES, SILVER STREET, READING

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 23 January 2026



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

Application At: HAWK COTTAGES, SILVER STREET, READING

Application No: PL/25/1307

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed development, due to its excessive scale, site coverage, layout and insufficient landscaped areas would represent a cramped overdevelopment of the site which fails to accommodate built form and landscaping in a manner that enhances the character and appearance of the area. The proposed development is, therefore, contrary to Policies CC7, EN14, H10 and H11 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 its uncharacteristic appearance and inappropriate external materials combined with its scale and siting would appear as an inappropriate and unsympathetic development that would fail to relate appropriately to the surrounding context. The proposed development is, therefore, contrary to Policies CC7 and H11 of the Reading Borough Local Plan 2019 and paragraphs 96, 129, 131, 135 and 136 of the NPPF 2024.
3. The proposed development would not receive sufficient daylight and outlook due to its internal layout, single aspect design, use of privacy screen walls and overshadowing from trees. This would result in a detrimental impact to the living environment of future occupiers. The proposed development is, therefore, contrary to Policies CC8, H5 and H11 of the Reading Borough Local Plan 2019 and paragraphs 96, 135 and 198 of the NPPF 2024.
4. The proposed development, due to the minimal size and siting of the garden, combined with the overshadowing from trees and other enclosures, would fail to provide adequate and functional outdoor private amenity space for future occupiers, harmful to their amenity. The proposed development is, therefore, contrary to Policies CC7, CC8, H10 and H11 of the Reading Borough Local Plan 2019 and paragraphs 96, 135 and 198 of the NPPF 2024.
5. The proposed development, due to its siting in relation to neighbouring properties, would result in a garden overlooked at close proximity by the adjacent flats 1-9 Silver Street, resulting in a perception of – if not actual – overlooking,

Date: 23 January 2026



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harmful to the amenity of future occupiers. The proposed development is, therefore, contrary to Policies CC8 and H11 of the Reading Borough Local Plan 2019 and paragraphs 135 and 139 of the NPPF 2024.

6. The proposed development fails to demonstrate that there would not be a harmful impact on the surrounding road network, through insufficient car parking. This could result in on-street parking on Silver Street, adversely affecting road safety and the flow of traffic, and in conflict with Policies TR1 and TR3 of the Reading Local Plan 2019, the Parking Standards and Design SPD 2011 and paragraph 116 of the NPPF 2024.
7. The proposed development fails to demonstrate acceptable, well designed and secure accessible cycle provision to ensure sustainable transport facilities. The proposed development is, therefore, contrary to Policies CC8 and TR5 of the Reading Borough Local Plan 2019, the Parking Standards and Design SPD 2011 and paragraphs 96 and 117 of the NPPF 2024.
8. The proposed development has failed to demonstrate the impact on the ecological value of the site, and that there would be no net loss in biodiversity. The application has failed to demonstrate the baseline ecological value of the site prior to unauthorised development at the site and has failed to demonstrate that there would be detrimental impact to the ecological value of the site. The proposed development is, therefore, contrary to Policies EN12 and H11 of the Reading Borough Local Plan 2019 and paragraphs 162, 187, 192 and 193 of the NPPF 2024.
9. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable mixed and balanced communities. The proposed development is, therefore, contrary to Policies H3 and CC9 (Securing Infrastructure) of the Reading Local Plan 2019, the Affordable Housing SPD 2021 and paragraph 64 of the NPPF 2024.

Date: 23 January 2026



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INFORMATIVES

1. This decision relates to the following plans:
 - 1-204 Existing & Proposed Front (North Facing) Elevation Rev A received 6 Oct 2025
 - 1-210 Proposed West Elevation & East Elevation (behind the fence) received 16 Sept 2025
 - 1-206 Existing & Proposed Side (East Facing) Elevation Rev A received 6 Oct 2025
 - 1-207 Proposed Sections Rev A received 6 Oct 2025
 - 1-205 Existing & Proposed Rear (South Facing) Elevation Rev A received 6 Oct 2025
 - 1-101- Site Location received 16 Sept 2025
 - 1-201 - Ground Floor Plan received 16 Sept 2025
 - 1-202 -Roof Plan received 16 Sept 2025
 - 1-204 - Front Elevation Rev A received 6 Oct 2025
 - 1-208 - Overlooking Plan received 16 Sept 2025
2. The local planning authority has worked with the applicant in a positive and proactive manner by advising of the concerns with proposal and probing an opportunity for the applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice within the agreed time period to determine the application by.
3. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 9 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

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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.

Date: 23 January 2026



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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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