

**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 Dariusz Kusyk
Unit 2,
179A Oxford Rd,
READING,
RG1 7UZ

Application No: PL/25/1506
Application type: Full Planning Permission

Applicant: Mr A Varban

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

Proposal: Proposed change of use of the building to a 10 bedrooms HMO and proposed erection of a rear dormer extension.

At: 6-8 Stanshawe Rd, Reading, RG1 1PB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 2 February 2026



SDV

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

Application At: 6-8 Stanshawe Rd, Reading, RG1 1PB

Application No: PL/25/1506

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REASONS FOR REFUSAL

1. The proposal would result in the loss of two existing self contained family sized dwellings (a 2 bedroom and a 3 bedroom maisonette) each with separate entrances, without any demonstrated exceptional justification. The development fails to retain or provide replacement family accommodation and dilutes the existing housing stock and therefore conflicts with Policies H2, H7 and H8 of the Reading Borough Local Plan 2019 and the guidance within the Residential Conversions Supplementary Planning Document 2023, which collectively prioritise the protection and provision of family housing and with paragraphs 129 and 135 of the NPPF (December 2024 as amended)
2. The proposed large rear dormer, intensified use, and reliance on front-of-plot bin storage would result in a visually intrusive and incongruous form of development, harmful to the character and appearance of the traditional terraced housing within Stanshawe Road, which is protected under Policy CR9e where development should not result in a loss, or have a detrimental effect on the character of, these areas. The existing hipped roof defines the character of the building as an end of terrace. The addition of the dormer and increased ridge height is not subservient or subordinate to the building and would have a negative and harmful impact on the character and appearance of the group of terraced houses. The dormer fails to comply with local design guidance requiring dormers to remain subordinate to the roofscape. The development therefore conflicts with Policies CC7, CR2, CR9e and H9 of the Adopted Reading Borough Local Plan and associated Design Guide to House extensions SPD and paragraphs 135 and 198 of the NPPF (December 2024 as amended).
3. The proposed conversion would result in a detrimental impact on the living conditions of future residents of the proposed HMO because it would fail to provide an acceptable standard of accommodation and amenity for future HMO occupiers. In particular there is insufficient and poorly lit communal living space, inappropriate stacking of incompatible room uses (kitchen over bedroom and vice versa); poor internal layout causing overlooking between Bedroom 2 and the rear amenity space and an over-intensification through use of small double bedrooms with no maximum occupancy stated and insufficient head space for the loft rooms. Noise mitigation details are insufficient. and insufficient internal and external waste storage and waste collection provision. The proposal therefore fails to comply with Policy CC7, CC8 and H8 of the Adopted Reading Borough Local Plan 2019 and the Residential Conversions SPD 2023, resulting

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in substandard living conditions and paragraphs 130, 135 and 198 of the NPPF (December 2024 as amended).

4. There is a failure to demonstrate that trees within the vicinity of the site will be protected. No trees have been illustrated on proposed plans and no tree survey, root protection area assessment or arboricultural information has been submitted despite the presence of trees of amenity value within and adjacent to the rear garden. The proposed cycle stores appear to conflict with an existing tree, and no details of protection during construction have been provided. Contrary to Policy EN14 of the Adopted Reading Borough Local Plan 2019 and paragraphs 136 and 187 of the NPPF (December 2024 as amended).
5. There is a failure to demonstrate sufficient flood resilience measures. The submitted Flood risk assessment does not identify suitable flood resistance and resilience measures, including measures to ensure that all building occupiers are fully informed of procedures to be implemented during periods of flooding. Contrary to Policy EN18 Flooding and drainage of the Adopted Reading Borough Local Plan 2019 and paragraphs 125, 162 and 176 of the NPPF (December 2024 as amended).

INFORMATIVES

1. This decision relates to the following plans and documents submitted with the application:
 - 0 Location plan
 - 11 Proposed ground and first Floor plan
 - 12 Proposed second and loft Floor plan
 - 13 Roof Plan – Proposed
 - 14 Elevation (Front & side) - Proposed
 - 15 Elevation (Rear) – Proposed
 - 16 Proposed Block plan of the site
 - HMO Management statement, 1 Right plan
 - Sustainability and air quality statement, 1 Right plan
 - Planning statement, 1 Right plan
 - Noise impact assessment, 1 Right plan
 - As received 21 October 2025

764 FRA-v1 6-8 Stanshawe Road Flood risk assessment, Urban water, Dec 25
As received 28 January 2026
2. 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

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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/>

3. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

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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.