

**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: Greg Farrell
43 Wendover Way,
Tilehurst,
Reading,
RG30 4RU

Application No: PL/25/1431
Application type: Full planning permission

Agent: Greg Farrell

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

Proposal: Erection of a detached 2 bed bungalow with parking.

At: 110 Norcot Road, Tilehurst, Reading, RG30 6BT

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 9 February 2026



SDV

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

Application At: 110 Norcot Road, Tilehurst, Reading, RG30 6BT

Application No: PL/25/1431

Application type: Full Planning Permission

REASONS FOR REFUSAL

1. The proposed dwelling, due to its scale, plot coverage and layout would produce a cramped form of development within the site which would fail to satisfactorily accommodate the host property and the proposed dwelling, parking areas, private amenity space, suitable outlook for the new dwelling and landscaping in a manner that enhances the character and appearance of this part of Reading. For these reasons, the proposals would result in overdevelopment of the site, contrary to the prevailing low-density suburban character of the area. The proposal is therefore contrary to policies CC7 (Design and The Public Realm) and H11 (Development of Private Residential Gardens) of the Reading Borough Local Plan 2019 and paragraphs 135 and 139 of the National Planning Policy Framework (December 2024).
2. The proposed development would provide insufficient private amenity space, harmful to the amenity of future occupiers of both resulting plots, contrary to the spacious suburban character of the area and producing unsuitable privacy and overlooking situations between the new bungalow and properties to the side/rear. Given the intervening distances and higher ground level at the application site, this would also present a feeling of overbearing to the properties on Chichester Road to the detriment of the enjoyment of their rear gardens. The proposal is therefore contrary to policies CC8 (Safeguarding Amenity) and H10 (Private and Communal Outdoor Space) of the Reading Local Plan 2019 and paragraph 135 of the National Planning Policy Framework (December 2024).
3. The excessive plot coverage of the proposed dwelling including insufficient southerly outlook, loss of trees and cramped arrangement within the plot and the proximity to existing established trees and other vegetation, would result in the unwarranted loss of trees and the excessive need to prune trees, which would be harmful to the greening of the environment and suburban character of the area. The proposal is therefore considered contrary to policies H11 (Development of Private Residential Gardens), CC7 (Design and the Public Realm) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Local Plan 2019 and paragraphs 136 and 187 of the National Planning Policy Framework (December 2024).
4. The proposed development has failed to demonstrate adequate space for vehicle parking and turning, meaning that manoeuvring vehicles would be obstructing each other, with unsuitable width for passing at the access to the site. This is likely to result in on-street parking and reversing out onto Norcot Road (a Red Route) and/or obstruction of the footway. Further, the proposal has failed to demonstrate a suitable bin collection area (being on land not within the applicant's control). the proposal would therefore present an unacceptable hazard to all highway users to the detriment of highway and pedestrian safety and unsuitable servicing of the development in relation to refuse facilities. For these reasons the proposal is considered contrary to policies TR3 (Access, Traffic and Highway Related Matters) TR5 (Car and Cycle Parking and Electric Vehicle Charging) and CC5 (Waste Minimisation and Storage), the Council's adopted SPD, 'Revised Parking Standards and Design' (2011) and paragraphs 116 and 117 of the National Planning Policy Framework (December 2024).

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5. The application submission is deficient in terms of failing to provide a bat survey or suitable (mandatory) Biodiversity Net Gain (BNG) information. Further, due to the loss of trees and shrubs on site which is adjacent to an identified Green Link, and the subdivision of the garden, the proposed development would result in an unacceptable loss of biodiversity. For these reasons, the proposal is contrary to policies EN12 (Biodiversity and the Green Network) and H11 (Development of Private Residential Gardens) of the Reading Borough Local Plan 2019, schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and paragraphs 187 and 195 of the National Planning Policy Framework (December 2024).
6. 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, contrary to policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's Adopted SPD, 'Affordable Housing' (2021) and paragraphs 58-59 of the National Planning Policy Framework (December 2024).

INFORMATIVES

1. The application has been assessed based on the following submitted information:
Drg No.01 Existing Plans & Elevations (dated August 2025, received 6/10/25)
Drg No.02 Proposed Plans and Elevations (dated August 2025, received 6/10/25)
Drg No.03 Proposed Landscape Plan (undated, received 6/10/25)
Drg No.04 Rev A- Construction Site Plan (dated August 2025, received 24/11/25)
Drg No.05 Rev A – Arboricultural Protection Plan (dated August 2025, received 24/11/25)
'CMS Construction Method Statement' (undated, received 6/10/25)
Design and Access Statement for Erection of 2 Bed Detached Bungalow, 110, Norcot Road, Tilehurst, Reading RG30 6BT (undated, received 6/10/25)
2. The local planning authority has worked with the applicant in a positive and proactive by advising of the concerns with proposal and providing the opportunity for the application to be withdrawn. The applicant chose not to withdraw the application, hence the issuing of this refusal notice.
3. Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 6 could be overcome with the completion of a satisfactory s106 legal agreement.
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.
5. This application was submitted without the benefit of seeking preapplication advice, which is useful in avoiding the unnecessary refusal of planning permissions. The Council's preapplication advice service is 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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