Reading Borough Council
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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: Joel Gray
75 Holders Hill Avenue
Hendon
London
NW4 1ES

Application No: PL/25/0911
Application type: Full planning permission

Applicant: Mr A Sufrin

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

Proposal: Conversion of existing two-storey 1-bedroom maisonette into two self-contained flats

At: 17 DUKESBRIDGE COURT, DUKE STREET, READING, RG1 4SA

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 February 2026

AJS

Acting Assistant Director, Planning, Transport & Public Protection

Reading Borough Council
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Application At: 17 DUKESBRIDGE COURT, DUKE STREET, READING, RG1 4SA
Application No: PL/25/0911
Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed development, through its over provision of 1-bedroom units, would fail to adequately contribute towards meeting identified housing needs in the Borough, contrary to Policies CR2 (Living in Central Reading) and H2 (Density and Mix) of the Reading Borough Local Plan 2019 and paragraph 96 of the NPPF 2024.

2. The proposal by way of its layout and stacking between units, is considered to be inappropriate stacking of rooms which would result in undue noise and disturbance for future residents contrary to Policies CC8 (Safeguarding Amenity), H8 (Residential Conversions) and H5 (Standards for New Housing) of the Reading Borough Local Plan 2019 and paragraphs 96, 135 and 198 of the NPPF 2024.

3. The proposal has failed to demonstrate that the amenities of existing residents in terms of noise and disturbance would be safeguarded due to the proposed layout and stacking arrangement. The proposed development is, therefore, contrary to Policies CC8 (Safeguarding Amenity), H8 (Residential Conversions) and H5 (Standards for New Housing) of the Reading Borough Local Plan 2019 and paragraphs 96, 135 and 198 of the NPPF 2024.

4. The proposed development has failed to demonstrate provision of suitable and accessible cycle storage and as such fails to ensure sustainable transport facilities contrary to policy TR5 (Car and Cycle Parking and Electric Vehicle Charging) of the Reading Borough Local Plan 2019, the Parking Standards and design SPD and paragraph 117 of the NPPF 2024.

5. The proposed development has failed to demonstrate that the proposal would achieve the BREEAM 'Very Good' standard (or an equivalent) for the entirety of the development nor the proposal would provide adequate and well-designed space to facilitate waste storage, reuse, recycling and composting. The proposal is contrary to policies CC2 (Sustainable Design and Construction), CC3 (Adaptation to Climate Change) and CC5 (Waste minimisation and storage) of the Reading Borough Local Plan (2019), the Council's SPD, 'Sustainable Design and Construction' (2019) and paragraphs 161 and 166 of the National Planning Policy Framework (2024).

6. In the absence of a completed legal agreement to secure the provision of an acceptable contribution towards meeting affordable housing need either on site or through an off-site financial contribution the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable mixed and balanced

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communities. The proposal is therefore contrary to Policies H3 (Affordable Housing) CC9 (Securing Infrastructure) and CR6 (Living in Central Reading) of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021 and paragraph 64 of the NPPF 2024.

INFORMATIVES

1. This decision relates to the following plans:
   01 Existing floor plans first floor received 30 Sept 2025
   02 Existing floor plans second floor/third floor received 30 Sept 2025
   03 Existing floor plans second and third floor received 30 Sept 2025
   01b Location Plan received 30 Sept 2025
   04 Proposed floor plans second and third floor received 30 Sept 2025
   06 Existing Cross Sections received 30 Sept 2025
   07 Proposed Cross section received 30 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 6 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.

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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