

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: PL/26/0002 Full planning permission

Address: Peter Moss Services, 20 Norcot Road, Tilehurst, Reading, RG30 6BU

Proposal: Part-retrospective retention of single-storey 'container' building with flue (extraction equipment) from unauthorised spray booth building removed, 'waiting room', canopy structure; and demolition of existing garage workshop, black canopy extension, and construction of new workshop building for general industrial purposes (Class B2 - Vehicle Workshop) accessed via Lemart Close, with car parking and waste and vehicle storage, and associated works.

Applicant: Mr & Mrs Sajmir & Eglantina Klosi

Received date: 5 January 2026

Target Decision date: 28 April 2026

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site, within the red line plan, is land to the rear of 20 Norcot Road, and accessed via Lemart Close, with a blue line incorporating the land fronting Norcot Road (see figure 1 below).

Two enforcement notices were issued by Reading Borough Council on 10 January 2024 the first enforcement notice relates to the use of the portion of land fronting Norcot Road, which was in use as a car wash at the time of the enforcement notice, as well as the associated structures. The second enforcement notice refers to the use of the rear of the site, accessed via Lemart Close, and the associated structures. The enforcement notices were upheld and amended by appeal on 13 August 2024 refs: APP/E0345/C/24/3338521 & APP/E0345/C/24/3338522, which require:

“(first enforcement notice) (i) Cease to use of the land for vehicle washing; (ii) Dismantle and remove the vehicle wash waiting room from the land; (iii) Remove all plant, machinery & equipment for vehicle washing; (iv) Remove all business advertisements from the land.”

“(second enforcement notice) (i) ('deleted'); (ii) Cease to use the land for vehicle body paint spraying; (iii) Cease to use the land for vehicle storage; (iv) Dismantle and remove the vehicle paint spraying building from the land; (v) Dismantle and remove the lean-to extension to the garage workshop from the land (vi) Remove all plant, machinery & equipment for vehicle bodywork & repair and vehicle body spraying from the land; (vii) Remove all vehicles and vehicle parts from the land; (viii) Remove all business advertisements from the land.”

The compliance date for the above, was 6 months from the date of the appeal decision (13 August 2024), being 13 February 2025. It is understood that, with relation to the red line plan area only, there has been limited compliance with the enforcement notice. The use as a carwash over the blue line area has ceased, and an extension to the neighbouring restaurant has been erected on this area (without planning permission), this would constitute a change in use of the land to the front of 20 Norcot Road.

The site is within the Tilehurst District Centre and is considered to be a transitional area between the district centre and the wider residential area to the south. Surrounding the site are a mix of residential dwellings above ground floor, as well as some at ground floor. To the east, the neighbouring site contains three attached single storey residential uses. To the south, are residential gardens associated with properties on Recreation Road.

The site is not listed, nor is it located within a conservation area. The site is identified as contaminated land. The site is not within an air quality management area.

It is noted that the location plan (red line plan) and proposal plans are inconsistent. Should the determination below not have been made, an amended plan(s) would have been sought.



Figure 1 - Location plan (left), proposed block plan (right)



Figure 2 - Site visit photos 25 January 2025



Figure 3 - Site viewed from Lemart Close, visit date 20 February 2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks approval for the retrospective retention of the single-storey 'container' building currently used as a vehicle spray booth with the flue (extraction equipment) removed, and is not intended to be used for vehicle spraying. It is noted that this structure is required to be removed by (iv) of the second enforcement notice (subject of appeal ref: APP/E0345/C/24/3338521 & APP/E0345/C/24/3338522).

The proposal also seeks to retain the 'waiting room' previously used by the carwash which had ceased operation of the site. The waiting room is required to be removed by (ii) of the first enforcement notice (subject of appeal ref: APP/E0345/C/24/3338517 & APP/E0345/C/24/3338518).

The proposal also seeks to retain an existing unauthorised canopy structure and indicates a new roof to this structure. Though older than 4 years, paragraph 33 of the combined appeal decision states:

"The Inquiry heard that the Council had not enforced against the timber and polycarbonate roofing erected to form a shelter to facilitate the car wash use. It is not mentioned in the relevant notice's allegation, with the indication that it was erected in 2018 and, under the four year rule, would have acquired immunity from planning control. However, as the roofing is connected with the unauthorised use, under the Murfitt principle, it would still be vulnerable to enforcement action. I note the Council reserves the right to take further enforcement action in the future regarding this element and, as the expediency of such action and the decision to take it is a matter for the Council, I do not intend to interfere on this particular matter".

In addition to retaining various unauthorised structures, the proposal seeks to demolish the existing garage workshop, the unauthorised black canopy extension (required for removal by (v) of the second enforcement notice). Following demolition, the proposal seeks to construct a new workshop building for general industrial purposes built in red brick and grey metal roofing (Class B2 - Vehicle Workshop) accessed via Lemart Close, which includes the provision of car parking, waste and vehicle storage, and associated works. It is not clear what the 'vehicle storage' associated with the proposal would entail, (iii) of the second enforcement notice seeks to cease the use of land for vehicle storage.

Plans and documents submitted

Application Form

CIL form

The 'Davis Planning Ltd' - Planning Statement

Drawing No: 9213-103 – Existing Ground Floor Plan

Drawing No: 9213-107 – Proposed Ground Floor Plan

Drawing No: 9213-102 – Proposed Site Plan

Drawing No: MWA TPP 01 – Tree Protection Plan

The MWA Arboriculture – Tree Survey Schedule

Drawing No: 9213-110 – Proposed Side Elevation

Drawing No: 9213-105 – Existing Elevations

Drawing No: 9213-100 – Location Plan

The 'Arbtech' Preliminary Ecological Appraisal Roost Assessment, dated 3 December 2024, red:

As received by the Local Planning Authority on 5 January 2026

The 'Groundsure' Contaminated Land Assessment Ref: GS-8LG-4C1-PAF-6SK

As received by the Local Planning Authority on 22 January 2026

Drawing No: 9213-103 – Existing Ground Floor Plan

Drawing No: 9213-102 – Proposed Site Plan

Drawing No: 9213-105 – Existing Elevations

The '24 Acoustics', Noise Assessment, Ref: R11515-1 Rev 0, dated 2 February 2026

Drawing No: 9213-109 – Proposed Elevations
 Drawing No: 9213-110 – Proposed Side Elevations
 Drawing No: 9213-107 – Proposed Ground Floor Plan
 Drawing No: 9213-100 – Location Plan
 Drawing No: 9213-101 – Existing Block & Proposed Block Plan – Rev A
 Drawing No: 9213-
 External Lighting Report
 As received by the Local Planning Authority on 20 February 2026
 Drawing No: 9213-105 – Existing elevations
 Amended CIL Form
 Amended Application form
 Drawing No: 9213-101 – Existing block & proposed block plan Rev B
 Drawing No: 9213-107 – Proposed ground floor plan
 Drawing No: 9213-108 – Proposed roof floor plan
 Drawing No: 9213-100 – Location Plan
 Drawing No: 9213-102 – Proposed block plan
 Drawing No: 9213-103 – Existing ground floor and first floor plan
 Drawing No: 9213-110 – Proposed side elevations
 Drawing No: 9213-109 – Proposed elevations Rev B
 Drawing No: 9213-106 – Existing side elevations
 The 'Keen Partnership' Sustainability statement
 As received by the Local Planning Authority on 3 March 2026

3. PLANNING HISTORY

20 Norcot Road

0000006930 – Residential Development – Unconditional Consent on 04/12/1959

0000009063 - MOTOR SHOWROOMS 8 GARAGES ALTERATIONS TO EXISTING PREMISES –
 Conditional Consent granted on 10/11/1961

0000009492 - ALTERATIONS AND ADDITIONS – Conditional Consent granted on 27/04/1962

0000010561 - USE AS BETTING OFFICE – Conditional Consent granted on 07/06/1963

85/TP/0266 - CHANGE OF USE FROM FLAT TO OFFICES – Refused on 07/06/1985

890472/FUL - CHANGE OF USE FROM RESIDENTIAL FLAT TO OFFICE (B1) – Refused on
 23/03/1989

891093/FUL - CHANGE OF USE 1ST FLOOR PLUS ATTIC FROM RESIDENTIAL TO PRIVATE
 OFFICE – Refused on 29/08/1989

PL/20/0766 (OPA) - Change of use of bookmakers (sui generis) to B1(a) use (offices). Prior Notification
 under Class JA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted
 Development) Order 1995 (as amended). – Granted Prior Approval on 06/08/2020

PL/21/0433 (OPA) - Change of use of ground floor from Betting Office (Sui Generis Use) to C3
 (dwellinghouses) to comprise 1 flat. Prior Notification under Class M, Part 3 of Schedule 2 of the Town
 and Country Planning (General Permitted Development) Order 1995 (as amended). (Amended
 Description) – Application Withdrawn on 12/05/2021

PL/23/0179/FUL - Relating the use to Class E (b) Restaurant, erection of front canopy, provision of disabled ramp, removal of internal staircase & erection of external staircase to existing first/second floor flat over. Rear single storey extension, provision of flues to the rear to service the Restaurant. Retrospective. Permitted 05/11/2024.

Appeals against RBC enforcement notices: APP/E0345/C/24/3338517 & APP/E0345/C/24/3338518 – Appeal against issuing of enforcement notice by Reading Borough Council. Enforcement notices amended, and appeal dismissed 13 August 2024 (date for compliance with amended enforcement notice – 13 February 2025)

PL/24/1534 (FUL) - Demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General Industrial purposes (Class B2 – Vehicle Workshop and Vehicle Body Spraying) accessed via Lemart Close, with carparking, and waste storage. REFUSED 21 March 2025. Appeal dismissed 8 December 2025

20a Norcot Road

200373/FUL - Erection of part 1.5 storey, part 2.5 storey apartment block comprising 1 x 1-bed flat and 2 x 2-bed flats following demolition of existing car sales building – Application Permitted on 26/04/2021 (lapsed)

20b Norcot Road

190849/CLP - Application for a Lawful Development Certificate for a Proposed change of use from B2 to B1 - Application Withdrawn on 06/11/2020

4. CONSULTATIONS

The following were consulted:

- RBC Waste Services
- RBC Ward Councillors
- RBC Tree Officer - Planning Natural Environment
- RBC Transport Development Control
- RBC Environmental Protection

No responses have been received at the time of writing. However, given the below determination, it is not considered necessary to obtain responses in order to make a decision on the application which has been submitted.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 70C of the Town and Country Planning Act 1990 (as amended) describes the power of Local Planning Authorities to 'decline to determine' certain retrospective applications:

"70C Power to decline to determine retrospective application

- (1) A local planning authority may decline to determine an application for planning permission [or permission in principle] for the development of any land if granting planning permission for the development would involve granting, whether in relation to the whole or any part of the land to which a pre-existing enforcement notice relates, planning permission in respect of the whole or any part of the matters specified in the enforcement notice as constituting a breach of planning control.*

(2) For the purposes of the operation of this section in relation to any particular application for planning permission [or permission in principle], a “pre-existing enforcement notice” is an enforcement notice issued before the application was received by the local planning authority.]”

6. APPRAISAL

Pre-existing enforcement notices

As outlined above, the LPA issued two enforcement notices relating to the site on 10 January 2024 (largely upheld, but altered by the Planning Inspectorate 13 August 2024). These enforcement notices required, among other things removal of two building which are explicitly proposed as retrospective components of the development. They include the retention of the ‘container building’ required for removal by (iv) of the second enforcement notice. It is confirmed that the ‘container building’ would be retained, and a new building constructed around it. In addition, the proposal includes the retention of the ‘waiting room’, which was formerly associated with an unauthorised carwash, and is required for removal by (ii) of the first enforcement notice.

7. CONCLUSION

As there is a pre-existing enforcement notice, issued by the LPA 10 January 2024, and upheld by the Inspectorate at appeal (albeit altered) on 13 August 2024, and the proposal seeks retrospective permission for the retention of those buildings. As per (1) of s70C, this may be in relation to the whole or any part of the land to which a pre-existing enforcement notice relates. In accordance with s70C (1) and (2) of the Town and Country Planning Act 1990 (as amended) the LPA exercises its power to decline to determine the retrospective application. The Applicant must therefore comply with the enforcement notice prior to seeking permission for any unauthorised structures.

8. RECOMMENDATION

Decline to Determine.