

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Outline planning permission: Some matters reserved

To: Mrs Jenna Stalker
The Mitfords,
Basingstoke Road,
Three Mile Cross,
Reading,
RG7 1AT

Application No: PL/25/1447
Application type: Outline Planning Permission:
Some matters reserved

Applicant: Mr R Stimpson

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

Proposal: The erection of four residential dwellings (phased) with associated hard and soft landscaping and parking with the construction of a new access from Parkside Road and Kearsley Road following demolition of outbuildings (outline application considering access all other matters reserved (appearance, landscaping, layout, scale)

At: 19 PARKSIDE ROAD, READING, RG30 2BT

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20 April 2026



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

Application At: 19 PARKSIDE ROAD, READING, RG30 2BT

Application No: PL/25/1447

Application type: Outline planning permission: Some matters reserved

REASONS FOR REFUSAL

1. The application fails to demonstrate that the amount of development proposed can be accommodated without harm to existing trees of amenity value to be retained, including a future pressure to prune or fell these trees. Contrary to Policies CC7, EN14 and H11 of the Reading Borough Local Plan 2019, the Reading Tree Strategy 2021 and paragraphs 136, 187 of the NPPF 2024.
2. The application fails to demonstrate that the amount of development proposed can be accommodated together with appropriate new tree planting, retained trees and associated landscaping, sufficient to preserve and not harm the character, appearance, visual amenity and environmental quality of the site. The proposals are therefore contrary to Policies CC3, CC7, H11, EN12 and EN14, the Reading Tree Strategy 2021 and paragraphs 136, 162, 187 and 193 of the NPPF 2024.
3. The proposed development would result in a significant loss of biodiversity and the application fails to demonstrate that the Biodiversity Gain Hierarchy has been complied with or that if planning permission were to be granted, the biodiversity gain condition could be discharged. The proposal is therefore contrary to Policies EN14 and H11 of the Reading Borough Local Plan 2019 and paragraphs 187 and 193 of the NPPF 2024.
4. The application fails to demonstrate that the proposal would avoid a net loss of biodiversity within the site. This is due to a failure to demonstrate the protection of trees which exist as features of biodiversity interest within the site and the provision of new tree planting, wildlife friendly landscaping and other ecological enhancements. The development would also result in an unmitigated fragmentation and loss of rear garden habitats which contribute to biodiversity and the wider green network resulting in an adverse impact on biodiversity. The proposal 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.
5. The proposed development would result in a substandard access route for vehicles and pedestrians which would have an unacceptable adverse effect on road safety and the flow of

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traffic. The proposal is therefore contrary to Policies TR1, TR3 and H11 of the Reading Local Plan 2019 and paragraph 115 of the NPPF 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 and the need to provide sustainable mixed and balanced communities. The proposed development is, therefore, contrary to Policies H3 and CC9 of the Reading Local Plan 2019, the Affordable Housing SPD 2021 and paragraph 64 of the NPPF 2024.

INFORMATIVES

1. This decision relates to the following plans:

Received 9/10/26

- Topographical Survey, drawing no. Geo23-127_T (Geopoint.)
- Site Location Plan, drawing no. 22.19-010A (Spires Architects)
- Existing Building Plans, drawing nos. 22.19-025 – 029 (Spires Architects)
- Proposed Illustrative Development Layout, drawing no. 22.19-021C (Spires Architects)
- Design & Access Statement (Spires Architects)
- Ecology Survey and BNG Assessment (Turnstone Ecologists)
- Heritage Statement (TCMS Heritage)
- Highways Statement and Access Drawings (Bellamy Roberts)
- Sustainability & Energy Statement (Bluesky Unlimited)
- Tree Survey & Report (Duckworths Arboriculture Ltd.)
- This Planning Statement (Woolf Bond Planning)

Received 5/2/26 (amended/additional information)

- BS:5837 ARBORICULTURAL REPORT; ARBORICULTURAL IMPACT ASSESSMENT & PRELIMINARY ARBORICULTURAL METHOD STATEMENT FEBRUARY 2026 Ref: 06831 / 2026 0.2
- Tree Removal Plan 06831 2025 0.2
- TPP (Preliminary) 06831 2026
- Wbp covering letter of 5th February 2026
- Drainage Technical Note Issue 05 dated 27/01/2026, incorporating Proposed Drainage Strategy drawing 7188/402 C
- Illustrative Development Layout Col – 22.19-021 Rev D.
- Phasing Plan – 22.19-030 Rev A. Updated to include proposed virtual footway.
- Transport Statement Addendum – 30th Jan 2026, prepared by Bellamy Roberts.
- Drainage Statement Technical Note – updated 27th January 2026

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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.

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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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