

**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 Tom Noble
Savills
33 Margaret Street
London
W1G 0JD

Application No: PL/25/1797
Application type: Full planning permission

Applicant: c/o Agent

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

Proposal: Two-storey upward extension to provide 12 flats (2 x 3-bed, 4 x 2-bed, 6 x 1-bed), cycle and refuse storage, and associated works.

At: Eaton Court, 104-112 Oxford Road, Reading, RG1 7FU

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 June 2026



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

Application At: Eaton Court, 104-112 Oxford Road, Reading, RG1 7FU

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REASONS FOR REFUSAL

1. The proposed upward extension to the building represents an incompatible height and form of rooftop addition that would have a clumsy and incongruent relationship to the building on which it would be constructed. The extension of the front wall with metal cladding does not represent a cohesive design that reflects the character of the building to which it relates. The overall architectural detailing, and lack of comprehensive design approach to the elevational treatment would fail to address a key impact in the Russell Street/Castle Hill Conservation Area, fail to maintain and enhance this part of Oxford Road and views within the Conservation Area and harm the setting of the adjacent Listed Building. For these reasons the proposal is considered to be contrary to Policies CC7 (Design and the Public Realm), CR2 (Design In Central Reading), EN1 (Protection and Enhancement of the Historic Environment, EN3 (Enhancement of Conservation Areas) and paragraphs 11, 96, 129, 131, 135, and 136 of the NPPF (December 2024, as amended).
2. The proposed development, through the lack of meaningful improvements to the frontage along Oxford Road, does not take the opportunity to enhance the Oxford Road street frontage to a sufficiently high quality. The retention of the majority of the existing hardstanding for car parking would detract from the character and appearance of the area, the public realm in the vicinity, views in and out of the conservation area and the setting of the neighbouring Listed Building. It would not take a comprehensive approach to development of the site, and fail to take the opportunity to enhance the Oxford Road frontage, which is currently a negative key impact in the Conservation Area. For these reasons the proposal is considered contrary to policies CR12c (West Site Major Opportunity Area), CC7 (Design and the Public Realm), CR2 (Design In Central Reading), EN1 (Protection and Enhancement of the Historic Environment), EN3 (Enhancement of Conservation Areas), EN14 (Trees, Hedges and Woodland), and contrary to The Reading Tree Strategy (2021) and the draft Reading Town Centre Public Realm Strategy (2024), and paragraphs 96, 129, 131, 135, 136, 210 and 215 of the NPPF (December 2024, as amended).
3. The proposed development, by way of its overprovision of car parking, would erode rational transport choices, and discourage modal shift in a highly accessible location contrary to policies TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Parking) of the Reading Borough Local Plan 2019, and

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the Reading Transport Strategy 2040 (2024) and paragraph 117 of the NPPF (December 2024, as amended).

4. The proposed development has failed to demonstrate that residents would not be subject to unacceptable noise from nearby noise-generating uses (the Face Bar club and The Butler public house). The noise impact assessment submitted does not consider whether the proposed green roof would suitably attenuate the noise from these uses, nor indicates clearly all windows which would require alternative window types. As such, the proposal has not demonstrated that the dwellings would not be subject to unacceptable impacts from noise contrary to Policy EN16 (Pollution and Water Resources) of the Reading Borough Local Plan 2019, and paragraphs 96 and 135 of the NPPF (December 2024, as amended).
5. The applicant has failed to submit sufficient information for the Local Planning Authority to determine whether or not bats (a protected species) would be adversely affected by the proposed development. The proposal has therefore failed to demonstrate no harm to bats contrary to Policy EN12 (Biodiversity and The Green Network) of the Reading Borough Local Plan (2019) and paragraph 193 of the NPPF (December 2024, as amended) which is also contrary to schedule 5 and schedule 8 of the Wildlife and Countryside Act 1981.
6. The proposed development, by reason of its failure to provide affordable housing either on or off-site via a completed legal agreement, fails to address the housing needs of Reading Borough, contrary to policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019), the Council's Adopted Supplementary Planning Documents on Affordable Housing (2021) and Planning Obligations under Section 106 (2015) and paragraphs 9, 11, 12, 39, 48, 56, 58, 59, 61, 63 and 64 of the National Planning Policy Framework (December 2024, as amended).
7. The proposed development does not make appropriate provision for open space or to improve access to open space to meet the recreational needs of future occupiers; neither is there a legal agreement to secure an appropriate financial contribution towards off-site improvements. Therefore, the proposals fail to meet the open space needs of the development. This is contrary to policies EN9 (Provision of Open Space), EN10 (Access to open Space), and CC9 of the Reading Borough Local Plan (2019), the Planning Obligations Under S106 SPD (2015) and paragraphs 98 and 103 of the National Planning Policy Framework (December 2024, as amended).
8. In the absence of a completed legal agreement to secure an appropriate financial contribution towards carbon off-setting in Reading Borough, the proposal would not acceptably adapt to climate change, achieve zero carbon homes standards and not provide appropriately towards energy infrastructure, contrary to policies CC3

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(Adaptation to Climate Change), CC9 (Securing Infrastructure) and H5 (Standards for New Housing) of the Reading Borough Local Plan (2019), the Sustainable Design and Construction SPD (2019), the Planning Obligations under S106 SPD (2015) and paragraphs 166 and 167 of the National Planning Policy Framework (December 2024, as amended).

9. In the absence of a completed legal agreement to secure an acceptable Employment and Skills Plan (construction phase only, via an employment and skills plan or a financial contribution), the proposal fails to contribute adequately to the employment, skills or training needs of local people, which would result in associated socio-economic harm, contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Employment Skills and Training SPD (2013) and Planning Obligations under Section 106 (2015) and paragraphs 8, 100 and 101 of the National Planning Policy Framework (December 2024, as amended).
10. In the absence of a completed legal agreement to secure an appropriate contribution towards primary medical care facilities, the proposals fail to accommodate for the increase in population as a result of the development and impact this additional pressure would have on primary medical infrastructure within the Borough. The proposal is therefore contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019), the Planning Obligations under Section 106 SPD (2015) and paragraphs 96 and 101 of the National Planning Policy Framework (December 2024, as amended).

INFORMATIVES

1. The Local Planning Authority works positively and proactively with the applicant to consider if amendments could be made to the scheme so that relevant concerns could be resolved to allow permission to be granted. However, that was not considered possible within the prescribed target timescale and therefore the decision to refuse planning permission has been taken. The applicant has been advised of the Council's decision to determine the application within the statutory timeframe, and that had the opportunity to withdraw the application and to seek pre-application advice. The applicant has not taken that opportunity, which has resulted in the issuing of this refusal of planning permission.
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 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/>

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3. This decision relates to the following plans and documents:

Application Forms

CIL Form

The 'Savills', Town Planning Statement – including Affordable Housing Statement, Heads of Terms and Open Space Assessment, dated December 2025

The 'RGP', Transport Statement, ref: 2025/8647/TS02, dated November 2025

The 'Arbtech', Arboricultural Method Statement, dated 30 July 2025

The 'Arbtech', Bat emergence and re-entry surveys (BERS), dated 13 November 2025

The 'Orion', Heritage Statement, dated December 2025

The 'Arbtech' Arboricultural Survey, dated 30 July 2025

The 'Arbtech', Preliminary Ecological Appraisal and Roost Assessment, dated 17 July 2025

The 'Arbtech' Biodiversity Net Gain Assessment, dated 26 November 2025

The 'T16' Design', Energy Statement (ref: 6510), dated July 2025

The 'Bailey Venning Associates' Viability Statement (including appendices) dated November 2025

The 'RGP', Design & Access Statement for BMR property group (ref 103-225) Dated 27 November 2025

The 'T16' Design', Daylight and sunlight assessment, dated November 2025

The 'EAS', SuDS Report, dated November 2025

The 'Savills', Covering Letter, dated 12 December 2025

The 'Arbtech', Statutory biodiversity metric calculation, dated 26 November 2025

Drawing No: 103-255_(SK)101C, Tree Protection Plan

Drawing No: 103-255_(SK)109D, Sketch Section – Planning

Drawing No: 103-225_(SK)103F Proposed Second Floor Plan

Drawing No: 103-225_(SK)102F Proposed First Floor Plan

Drawing No: 103-225_(SK)001B Existing Ground Floor Plan

Drawing No: 103-255_(SK)101C, Arbtech AIA 01

Drawing No: 103-225_(SK)200 Site Location Plan

Drawing No: 103-225_(SK)101F Proposed Ground Floor Plan

Drawing No: 103-225_(SK)012 Sketch Section - PD Class MA

Drawing No: 103-225_(SK)110C Proposed Site Plan

Drawing No: 103-225_(SK)009B Existing Elevations

Drawing No: 103-225_(SK)111C Proposed Elevations

Drawing No: 103-225_(SK)104F Proposed Third Floor Plan

Drawing No: 103-225_(SK)002B Existing First Floor Plan

Drawing No: 103-225_(SK)112A Proposed Street Scenes

Drawing No: 103-225_(SK)003B Existing Second Floor Plan

As received by the Local Planning Authority 15 December 2025

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The 'Air quality solutions', air quality baseline assessment, dated 18 December 2025
As received by the Local Planning Authority 18 December 2025

The 'T16 Design' Sustainability Statement, dated February 2026
The 'T16 Design', Energy Statement, dated February 2026

Drawing No: 103-225_(SK)112B Proposed Street Scenes
Drawing No: 103-225_(SK)111D Proposed Elevations
Drawing No: 103-225_(SK)109E Sketch Section - Planning
Drawing No: 103-225_(SK)103G Proposed Second Floor Plan
Drawing No: 103-225 Eaton Court, Reading Drawing Issue Sheet - 35 - 20260126
Drawing No: 103-225_(SK)104G Proposed Third Floor Plan
Drawing No: 103-225_(SK)110D Proposed Site Plan
Drawing No: 103-225_(SK)115 Proposed Materials
Drawing No: 103-225_(SK)114 Proposed Sketch Visuals
Drawing No: 103-225_(SK)113 Existing Street Scenes
Drawing No: 103-225_(SK)102G Proposed First Floor Plan
As received by the Local Planning Authority 16 February 2026

The 'MZA Acoustics', West Extension – Full application noise impact assessment,
dated 25 February 2026
The 'Paddock Geo Engineering', Preliminary Contamination Risk Assessment Ref:P26-
005pra, dated February 2026

Drawing No: PLA 0136 SD 200 R00 Hard Landscape and Levels Plan
Drawing No: PLA 0136 SD 100 R00 Illustrative Landscape Plan
Drawing No: PLA 0136 SD 1001 R00 Landscape Design Statement
As received by the Local Planning Authority 3 March 2026

4. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 6, 7, 8, 9, and 10 could be overcome with the completion of a satisfactory s106 legal agreement or unilateral undertaking for a scheme that was in all other respects acceptable.
5. 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.
6. It is noted that the costs plan associated with the proposed development indicates the provision of 12 no. air source heat pumps (ASHPs) (i.e. one per dwelling). The energy statement states that ASHPs will be provided. However, no such plan indicates any provision of ASHPs, including the floor plans, roof plans, or site plan. The noise assessment submitted further states: *"While a full, detailed assessment of proposed*

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equipment cannot be undertaken (as selections and locations are not known) an initial assessment has been undertaken below to establish the likelihood of requiring acoustic mitigation to equipment ... On the assumption that equipment would be located on the third-floor roof (as is typically recommended to prevent issues with noise affecting windows that overlook), it is likely that there would be two primary noise-sensitive receptors considered”.

For the avoidance of doubt, it is not considered that any ASHPs are proposed, and any rooftop plant and enclosure have not been considered as part of this planning application.

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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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