

**TOWN AND COUNTRY PLANNING ACT 1990
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980
THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS)
REGULATIONS 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT**

To: Mrs MICHELLE PURNELL
Abbey House
282 Farnborough Road
Farnborough
GU14 7LZ

Application No: PL/25/1265
Application type: Listed building consent
(Alt/Ext)

Applicant: Chike Ezechukwu

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** Listed Building Consent for the following works:

Proposal: Refurbishment to bring property back into use as a single family dwelling (C3) including repair and renew existing roof like for like, renew leadwork to parapet and rainwater goods, proposed single storey rear extension with rooflights and solar panels, removal of existing terracing and well at the rear, restoration of existing greenhouse in the rear garden, retention and rebuild of existing projection to the side with a new roof over, proposed first floor extension and roof to match existing. Proposed front and rear dormers. Proposed garden office outbuilding measuring 6m x 3m x 2.5m with flat roof. Landscaping to front garden with new paved driveway area and repairs to existing brick boundary wall.

At: 146 SOUTHAMPTON STREET, READING, RG1 2RD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 5 June 2026



SDV

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

Application At: 146 SOUTHAMPTON STREET, READING, RG1 2RD

Application No: PL/25/1265

Application type: Listed building consent (Alt/Ext)

REASONS FOR REFUSAL

1. The proposed first and second floor extensions, including the roof extension, new dormers and rooflights due to their mass, location, design, impact on plan form and loss of historic roof form and unjustified and excessive loss historic fabric would be harmful (less than substantial level) to the special architectural and historic interest of the Grade II listed building at 146 Southampton Street. As such the proposals are contrary to Policies EN1 and EN6 of the Reading Borough Local Plan and Paragraphs 212, 214, 215 of the NPPF 2024.

INFORMATIVES

1. The decision relates to the following submitted drawings and documents:

2138 Heritage Statement
2138 Design and Access Statement
2138 E01 Location Plan
2138 E02 Existing Site Plan
2138 E03 Existing GF and FF Plan
2138 E04 Existing SF and Roof Plan
2138 E05 Existing Front and Side Elevation
2138 E06 Existing Rear Elevation
2138 E07 Existing Section Side Elevation
2138 P101 Proposed GF and FF Plans
2138 P102 Proposed SF and Roof Plans
2138 P103 Proposed Front and Side Elevation
2138 P104 Proposed Rear Elevation
2138 P105 Proposed Sections
2138 P107 Proposed Garden Rm Elevations
2138 P109 Proposed Bike and Bin Store Plans
2138 P113 Bin and Bike Store Elevations
146 Southampton Street Topographical Survey A1
BERS 41609954 V10 12082025 Protected species survey
TN01 CS Access and Parking 2025 07 21
Condition Report 146 Southampton Street v2
PEA PRA V1 050525 Baseline onsite habitat survey report (Pre-development)
Received 5 September 2025

Date: 5 June 2026



SDV

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

BNG - 146 Southampton Street, RG1 2RD - V1 - 30.06.25
Received 23 October 2025

Arboricultural Impact Assessment
2138 P108 P4 Proposed Front Garden
2138 P106 P3 Proposed Rear Garden Plan
Received 26 March 2026

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and, therefore, the decision to refuse planning permission has been taken.

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse consent for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the decision or such longer period as the Secretary of State may allow.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

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.

Date: 5 June 2026



SDV

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