

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

Application for Householder planning permission

To: Mr Ian Williams
55 St Pauls Court
Reading
RG1 6HF

Application No: PL/26/0601
Application type: Householder planning
permission

Applicant: Mr Ian Williams

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

Proposal: Retrospective permission for the demolition of an outbuilding and erection of a replacement outbuilding

At: 28 Coldicutt Street, Caversham, Reading, RG4 8DU

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 2 July 2026



RJE

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

Application At: 28 Coldicutt Street, Caversham, Reading, RG4 8DU

Application No: PL/26/0601

Application type: Householder planning permission

REASONS FOR REFUSAL

1. The development, by way of its excessive height and plot coverage, and unsympathetic siting results in an overdevelopment of the existing plot and an incongruous arrangement in relation to the scale of the host dwelling and the wider appearance of similar buildings within the area, with consequent harm to the character and appearance of the area. As such the proposal is contrary to Policy CC7, and H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021), and paragraph 135 of the NPPF (2024).
2. The development, by way of its size, internal layout which includes a bathroom and kitchenette area and its external arrangements with independent access, exceed what is considered reasonably required to function as incidental to the main dwelling and is considered to be an independent dwelling. The proposal would create an additional dwelling by stealth contrary to Policy H9 of the Reading Borough Local Plan 2019, and the Design Guide to House Extensions SPD (2021), and paragraph 135 of the NPPF (2024).
3. The Applicant has failed to demonstrate that the proposal would not result in increased flood water flow and height on adjoining properties as a result of the development, or that the future residents would have safe and suitable accommodation for the lifetime of the development, or that SuDS have been provided on site. Furthermore, the proposal has not demonstrated that development would be sufficiently flood resistant and resilient and/or that residual risks can be managed including evacuation routes. The development has failed to demonstrate that measures as outlined within the supporting Flood Risk Assessment have been implemented. In addition, as the site is located within Flood Zone 3b (functional floodplain) is not suitable for residential development ('less vulnerable' development). The proposal is therefore contrary to Policy EN18 (Flooding and Sustainable Drainage Systems) of the Reading Borough Local Plan 2019 and paragraphs 165-168, 170 and 173 of the NPPF 2023 and 'Table 2: Flood Vulnerability and Flood Zone Incompatibility' Paragraph: 079 Reference ID: 7-079-20220825 of the NPPG.

INFORMATIVES

1. 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.

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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.

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

Application Form

The 'Pyramid Planning', Planning statement (ref: PP/HPA/28CS/2026), dated 22 April 2026

Drawing No: B.01 Rev A – Site Plan

Drawing No: C.02 Rev A – Proposed Elevations

Drawing No: D.02 Rev A – Proposed Floor Plans

Drawing No: TQRQM26103114420058 – Location Plan

As received by the Local Planning Authority on 6 May 2026

The 'RIDA reports', Flood Risk Assessment (ref: R0846 FRA-v1) dated May 2025

Drawing No: D.02 – Rev B – Proposed Floor Plans

Drawing No: C.02a – Rev A – Proposed Elevations Boundary Context

Drawing No: C.01 – Rev A – Existing Elevations (prior to demolition)

Drawing No: B.01a – Rev A – Site plan (1:50)

As received by the Local Planning Authority on 27 May 2026

The 'Pyramid Planning', e-mail response to public comments, dated 22 June 2026

As received by the Local Planning Authority on 22 June 2026

3. 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/>
4. As the application seeks retrospective planning permission (i.e. for a development which has already been undertaken), and the decision to refuse the application has been taken. This matter will now be referred back to planning enforcement officers to determine the next appropriate action.
5. The application has been determined on the plans before the LPA, however notable discrepancies/issues are highlighted as follows:
- The site plan, as provided does not clearly show the distance to all boundaries. The location of the building on site clearly shows it off the boundary to no.30 Coldicutt Street, however the height of the structure, and lack of ability to

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measure the development at roof level to a datum point (i.e. the fence) does not give any certainty that the building is wholly within the application land.

- Given the rear elevation shows the base of the building 19cm from the boundary, and the roof 6cm from the boundary line. In addition to the tapering building footprint, with the western most end closer than 19cm to the fence, it would appear the roof would overhang the boundary to no.26.

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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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