

**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: Ms Emma Beazley
The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: PL/26/0666
Application type: Full planning permission

Applicant: Mr Charlie Sykes

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

Proposal: Erection of 2no. single-storey one-bedroom dwellings

At: 70 WHITLEY STREET, READING, RG2 0EQ

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20 July 2026



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

Application At: 70 Whitley Street, Reading, RG2 0EQ

Application No: PL/26/0666

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REASONS FOR REFUSAL

1. The proposed development, by lack of heritage related statements and assessments has failed to demonstrate that the proposal would not harm the setting of the heritage assets, being the former Wellington Arms public house, and the Christchurch Conservation Area. Due to its location, the proposed development would sever the link between the rear of the site and the heritage asset removing its setting. In addition, the proposal would obscure views from the path leading to the development from 'The Tank' towards the Conservation Area, and the former Wellington Arms. The location and obscuring of views into the Conservation Area would harm the setting of the former Wellington Arms PH (Building of Townscape Merit), and the setting of the Christchurch Conservation Area, contrary to Policies EN1, EN3, EN4, and EN6 of the Reading Borough Local Plan 2019, and Paragraphs 207, 208, 210, and 214 of the NPPF December 2024 (as amended).
2. The proposed development, by way of its layout, site coverage, use of excessive hardstanding, boundary treatments, and insufficient landscaped areas, would result in a cramped overdevelopment of the site which fails to accommodate built form and landscaping in a manner that enhances the character and appearance of the area. The proposed development is, therefore, contrary to policies CC7 and EN14 of the Reading Borough Local Plan 2019 and paragraphs 96, 129, 131, 135 and 136 of the NPPF December 2024 (as amended).
3. The proposed development, due to the minimal size and siting of the gardens, combined with fencing, would fail to provide adequate and functional outdoor private amenity space for future occupiers, harmful to their amenity. The proposed development is, therefore, contrary to Policies CC7, CC8, and H10 of the Reading Borough Local Plan 2019 and paragraphs 96, 135 and 198 of the NPPF December 2024 (as amended).
4. The proposal due to its layout and proximity to neighbouring high boundary walls on all sides fails to provide a suitable outlook from the dwellings. This would result in a detrimental impact to the living environment of future occupiers. The proposed development is therefore, contrary to Policies CC8 of the Reading Borough Local Plan 2019 and paragraphs 96, 135 and 198 of the NPPF December 2024 (as amended).
5. The proposed development due to its failure to provide sufficient landscaping and resultant biodiversity net loss on site, fails to maintain and enhance the green

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character of the area, and fails to provide a high quality design inclusive of soft landscaping, or protect and enhance local biodiversity contrary to Policies EN12 and EN14 of the Reading Borough Local Plan 2019, and Paragraphs 8, 162, 182, 187, 192, and 193 of the NPPF December 2024, and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

6. The proposed development, by way of its tall boundary treatments, lack of passive surveillance and internal layout of access doors behind a tall boundary wall and around a blind corner would fail to provide a safe layout for future residents where fear of crime would undermine quality of life for future residents, or would result in the perceived harm to safety of residents where fear of crime would undermine quality of life for future residents contrary to Policy CC7 of the Reading Borough Local Plan and paragraphs 98 and 135 of the NPPF December 2024 (as amended), and Secured by Design - Residential (Homes) Guide 2025.
7. The proposed development, due to its proximity to a neighbouring commercial use which includes waste storage, plant machinery, and which conducts deliveries and servicing from near the proposed development, has failed to demonstrate that the new dwellings would be suitable in terms of noise and disturbance. The proposal has therefore failed to demonstrate that the proposed development would be suitable with regard to noise, disturbance and pollution contrary to Policies CC8 and EN16 of the Reading Borough Local Plan 2019, and Paragraph 198 of the NPPF December 2024 (as amended).
8. The proposed development has failed to provide accessible and adaptable dwellings in accordance with the optional requirements of M4(2) of the Building Regulations. The development would result in harm to the provision of mixed and sustainable communities in failing to provide accessible and adaptable for the needs of all persons contrary to Policy H5 of the Reading Borough Local Plan 2019, and paragraph 96 and 115 of the NPPF December 2024 (as amended).
9. The proposal, through providing conflicting statements regarding parking, has failed to demonstrate that the proposal would not result in impacts on the function and operation of the highway. The proposal has also failed to demonstrate that the proposed cycle storage would be suitably accessible due to access via a sharp corner with limited space to manoeuvre cycles into. As such, the proposal has failed to demonstrate the transport related matters of the proposal contrary to Policies TR1, TR3, and TR5 of the Reading Borough Local Plan 2019, and paragraphs 115, and 117 of the NPPF December 2024 (as amended), and the Revised Parking Standards SPD (2011)

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10. The proposed development has failed to demonstrate that an appropriate number of bins could be stored within the application site or that suitable collection arrangements are possible. The proposal has also failed to demonstrate that bins could be manoeuvred from the site to areas of collection and back into the subject property without spilling out into public areas, or the adjoining carpark to the detriment of public amenity contrary, and fails to demonstrate that the proposal could function for the lifetime of the development contrary to policies CC5, and CC7 of the Reading Borough Local Plan 2019, and paragraph 135 of the NPPF 2024 (as amended).
11. In the absence of a completed legal agreement to secure the provision of an acceptable contribution towards meeting affordable housing need either on site or through an off- site financial contribution the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable mixed and balanced communities. The proposal is therefore contrary to Policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021 and paragraph 64 of the NPPF 2024 (as amended).

INFORMATIVES

1. It is noted that the application land does not include access for the proposal to a designated highway land. It would appear that access is only capable over land outside of the applicant's ownership and control. In addition to failure to demonstrate that there would be lawful access to the property for future occupants, the access over land outside of the control of the application, would lead to serious concerns that any condition imposed on any approval, would be unlawful 'Grampian' conditions, as it is not clear that access over land outside of the control applicant would be granted by said owner(s). Including, but not limited to, access to dwellings, waste management, services provision.
2. The local planning authority has worked with the applicant in a positive and proactive manner by advising of the concerns with proposal and providing 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.
3. This decision relates to the following plans and documents:

Drawing No: 9424 PL-01 – Location Plan
Drawing No: 9424 PL-02 Rev 01 – Existing and Proposed Block Plan
Drawing No: 9424 PL-03.01 Rev 01 – Existing Ground Floor Plan
Drawing No: 9424 PL-01.01 Rev 01 – Proposed Site Plan
Drawing No: 9424 PL-04.02 Rev 01 – Proposed Ground Floor Plan

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Drawing No: 9424 PL-04.03 Rev 01 – Proposed Roof Plan
Drawing No: 9424 PL-04.04 Rev 01 – Proposed House Elevations
Drawing No: 9424 PL-04.05 Rev 01 – Proposed Side Elevations
Drawing No: 9424 PL-04.06 Rev 01 – Proposed 3D Views
Drawing No: 9424 PL-05 Rev 01 – Topography Plan
Drawing No: 9424 PL-0
Drawing No: 9424 PL-0
Application Form
CIL Form
The 'DAA Group', Noise Impact Assessment – Issue 1, dated 8th October 2024
The 'Dr Jonty Denton', Preliminary Ecological Appraisal, dated April 2026
'The Keen Partnership', Affordable Housing Statement
'The Keen Partnership', Energy and Sustainability Statement
'The Keen Partnership', Planning Statement
The 'Motion', Transport Statement dated 8th April 2024
The 'Aeolus Air Quality Consulting', Air Quality Statement, date April 2026
As Received by the Local Planning Authority 19 May 2026

The 'Chancellors' Valuation Letter
The 'Hunters' Valuation Letter
As received by the Local Planning Authority on 27 May 2026

The Small Sites Metric (The Statutory Biodiversity Metric) assessment, prepared by Dr Jonty Denton, dated 7 April 2026
As received by the Local Planning Authority on 4 June 2026

Drawing No: 9424 PL-02 Rev 02 – Existing and Proposed Block Plan
As received by the Local Planning Authority on 10 June 2026

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.
5. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 11 could be overcome with the completion of a satisfactory s106 legal agreement for a scheme that was in all other respects acceptable.
6. The plans for the rear roof slope to include 'inset solar panels' appears to be drafted incorrectly and shows square solar panels which do not follow the roof slope of the proposal.

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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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