

**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: KAW Design
2 WIELD COURT,
EARLEY,
RG6 3TF

Application No: PL/26/0910
Application type: Householder planning
permission

Applicant: Mr. H. He & Mrs. L. Song

Reading Borough Council as Local Planning Authority **Declines to Determine** this application as described below.

Proposal: Rebuilding of front boundary wall

At: 11 WHITEKNIGHTS ROAD, READING, RG6 7BY

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 27 July 2026



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

Application At: 11 WHITEKNIGHTS ROAD, READING, RG6 7BY

Application No: PL/26/0910

Application type: Hou Planning Permission

REASONS

1. The building in situ is the subject of a s172 enforcement notice PE/23/0199 dated 16 December 2025 which requires the dismantling of unauthorised sections of the front wall and its removal from the land at points (iii) and (iv) of the notice. The Local Planning Authority declines to determine this application pursuant to s70C(1) and (2) of the Act 1990 (as amended) on this basis.

INFORMATIVES

Reasons:

1. The following information was submitted:
Planning Statement
P/GW/2605/1 Elevations & Plans
CIL
As received 8 July 2026
2. S 70C of the TCPA 1990 provides that (1)*A local planning authority in England may decline to determine an application for planning permission for the development of any land if granting planning permission for the development would involve granting, whether in relation to the whole or any part of the land to which a pre-existing enforcement notice relates, planning permission in respect of the whole or any part of the matters specified in the enforcement notice as constituting a breach of planning control.*
(2) *For the purposes of the operation of this section in relation to any particular application for planning permission, a “pre-existing enforcement notice” is an enforcement notice issued before the application was received by the local planning authority.*
3. This planning application follows an earlier refusal of application reference PL/20/1166, where planning permission was refused by the Local Planning Authority on 18/02/2022, and a subsequent enforcement notice reference PE/23/0199 was served on 16/12/2025. This enforcement notice was upheld at appeal (reference APP/E0345/C/24/3354104) and requires the applicant to:

Date: 27 July 2026



**Acting Director, Planning, Transport &
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- Requirement 5(i) – *Dismantle and remove from the Land the elements of the wall that have not been constructed in accordance with the terms and details of planning permission 201166, including condition 2*
- Requirement 5(ii) – *Make good the external ground surfaces adjacent to the wall both internally and facing the highway.*
- Requirement 5(iii) – *Remove any surplus materials arising from the dismantling works.*
- Requirement 5(iv) – *The period for compliance with the requirements is 6 months.*

Granting permission for the proposed development would involve granting permission for matters specified in the enforcement notice as a breach of planning control. Therefore, the Local Planning Authority is exercising its discretion under Section 70C of the Town and Country Planning Act 1990 in declining to determine this planning application.

The Local Planning Authority has therefore decided to **decline to determine** this householder planning application.

Date: 27 July 2026



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