

**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 Louise
The Courtyard
Edinburgh Road,
Reading,
RG30 2UA

Application No: PL/26/0479
Application type: Full Planning Permission

Applicant: Mr Jeremy Simmons

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

Proposal: Change of use of the ground floor of 20 Coldicutt Street from Class E (Retail) to Class C3 (Residential) to create x1 bedroom self-contained ground floor flat. Reconfiguration of existing first floor flat in C3 use to provide self-contained 2 bedroom maisonette across the ground, first and second floor, with a new main rear access proposed for the 2x bedroom flat.

At: 20 COLDICUTT STREET, CAVERSHAM, READING, RG4 8DU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28th July 2026



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

Application At: 20 COLDICUTT STREET, CAVERSHAM, READING, RG4 8DU

Application No: PL/26/0479

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REASONS FOR REFUSAL

1. The proposal is for the change of use from a 'less vulnerable' Class E use to a 'more vulnerable' use (residential) within the ground floor of the existing building, which is within Flood Zone 3a, albeit the overall site is situated within Flood Zone 3b (functional floodplain). It is not considered an appropriate flood risk vulnerability classification in this flood risk zone. The submitted Flood Risk Assessment does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. It has not been demonstrated that development would be sufficiently flood resistant and resilient in the longer term and/or that residual risks could be managed including safe egress and evacuation routes from both the front and rear of the site or provided individual analysis for each standalone residential Flat 1 and Flat 2. The development has failed to demonstrate that measures, as outlined within the supporting Flood Risk Assessment, would be adequate or whether the existing and proposed floor levels would cover the entire ground floor within the building. No section plans have been provided to evidence external ground and internal floor levels. The proposal is, therefore, contrary to Policy EN18 (Flooding and Sustainable Drainage Systems) of the Reading Borough Local Plan 2019 and paragraphs 166 -169, 170 - 173 and 176 of the NPPF (2024, as amended February 2025) and 'Table 2: Flood Vulnerability and Flood Zone Incompatibility' Paragraph: 079 Reference ID: 7-079-20220825 of the NPPG.
2. The proposal results in a design that has a detrimental impact on the character of the area as it would result in a visually incongruous frontage, loss of a historic shopfront and a formal recognition of two separate main accesses to the front and rear of the properties on Coldicutt Street and Mill Road. The absence of a formal main entrance for Flat 2, would be out of keeping with the urban structure and urban grain, which includes main entrances along Coldicutt Street and secondary rear accesses from Mill Road. There would also be consequent harm to the character from the intensification of use and subdivided rear gardens, which would not respect the size and character of other long spacious gardens in the vicinity. The revised rear access for Flat 2 accessed via a dark passageway in the 3b flood zone would fail to create a safe and accessible environment for residents. As such the proposal is contrary to Policies CC7, CC8, H8 and H10 of the Reading Borough Local Plan (2019) and paragraph 135 of the NPPF (2024, as amended February 2025).

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3. The proposed change of use of the ground floor unit formerly in Class E use to C3 residential use results in an overdevelopment of the existing building that is considered too small to accommodate two separate stand-alone dwellings. The layout of Flat 2 results in conflicts between the main access and functionality of a kitchen on the ground floor, and there would be unacceptable stacking of the bathrooms with the ground floor bathroom and kitchen area under the living room and bedroom of Flat 2. The contrived internal layout, convoluted to fit in two standalone flats into the existing building, results in inadequate amenity for future residents with a failure to demonstrate sufficient access to daylight and sunlight to the rear bedroom of Flat 1, a lack of outlook from the study onto the rear access footpath and boundary fencing and inadequate garden amenity provision as well as inconsistent plans. This is contrary to Policies CC7, CC8, and H10 of the Reading Borough Local Plan 2019, and paragraph 135 of the NPPF (2024, as amended February 2025).
4. The proposal fails to demonstrate that it would provide safe and appropriate parking and pedestrian access arrangements for the rear of the site. This development would adversely affect pedestrian safety. The proposal would, therefore, fail to comply with Reading Borough Local Plan 2019 Policies TR3 (Access, Traffic and Highway-Related Matters) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) and paragraphs 109 and 135 of the NPPF (2024, as amended February 2025).
5. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of affordable housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policy H3 of the Reading Borough Local Plan 2019 and the Affordable Housing Supplementary Planning Document 2021 and Paragraph 64 of the NPPF (2024, as amended February 2025).
6. The proposal fails to demonstrate that sufficient internal and external waste storage could be provided which would be appropriately sited within the site and suitably managed for collection. This is contrary to Policy CC5 of the Reading Borough Local Plan 2019, and paragraph 135 of the NPPF (2024, as amended February 2025).

INFORMATIVES

1. In reaching its decision, the Local Planning Authority received and assessed the following information submitted:
Planning statement, The Keen Partnership

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9520 PL-01 Location Plan
9520 PL-03.01 Existing Ground Plan
9520 PL-03.02 Existing First Floor Plan
9520 PL-03.03 Existing Second Floor Plan
9520 PL-03.05 Existing Elevations
9520 PL-03.06 Existing Side Elevation

9520 PL-02 Existing Block and Proposed Block Plan
9520 PL-04.02 Proposed Ground Plan
9520 PL-04.03 Proposed First Floor Plan
9520 PL-04.04 Proposed Second Floor Plan
9520 PL-04.06 Proposed Elevations
9520 PL-04.05 Proposed Roof Floor Plan
9520 PL-04.01 Proposed Site Plan

TC26002 COL-TCE-XX-XX-RP-C-0001_Flood_Risk_Assessment_P02, March 2026,
Taylor consulting

Engineers

Geo26-009 Level survey

CIL

As received 8 April 2026

Affordable housing statement, The Keen Partnership

9520 PL-04.01 Proposed Landscape Site Plan

Landscaping and biodiversity note, The Keen Partnership

As received 20 May 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.
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/>

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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.