

**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: Mrs. Valentina Antoniu
Haus Frame
6 Simmonds Close
Bracknell
RG42 1FL

Application No: PL/26/0330
Application type: Full planning permission

Applicant: Mr Howard Thomas

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

Proposal: 2 x semi-detached 3-bed dwellings and associated parking, landscaping, boundary treatments, and associated works.

At: 90 Stone Street, Reading, RG30 1HU

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28 July 2026



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

Application At: 90 Stone Street, Reading, RG30 1HU

Application No: PL/26/0330

Application type: Full planning permission

REASONS FOR REFUSAL

1. The application fails to demonstrate that there are no sequentially preferable sites for the development, that there would be safe access and egress, that there would be no increase in flood risk on other sites as a result of the development, and that the development would be safe through its lifetime with regard to all flood risks on the site. The proposal has also failed to demonstrate all flood related matters by using the incorrect flood model dataset to inform the submitted flood risk assessment. The proposal is therefore considered harmful to the future residents of the proposal who may be subject to unacceptable flood risk, and risk to life, and neighbouring properties who may be subject to increased flood risk off-site as a result of the development, contrary to Policy EN18 of the Reading Borough Local Plan 2019, and paragraphs 170, 172, 175, 177 and 181 of the NPPF (December 2024, as amended).
2. The proposed development, by way of its layout, site coverage, incompatible design in terms of architectural features, height and depth and coverage by built form, the use of excessive hardstanding and insufficient landscaped areas, would represent a cramped overdevelopment of the site which fails to accommodate built form and landscaping in a manner which fails to preserve or enhance the character and appearance of the area and respond to the surrounding urban layout and urban grain. The proposed development is therefore contrary to policies CC7, H11, 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 size and shape of the gardens for the dwellings 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, H10, and H11 of the Reading Borough Local Plan 2019 and paragraphs 96, 135 and 198 of the NPPF (December 2024, as amended)
4. The proposed development, due to its siting in relation to neighbouring habitable room windows at 90 Stone Street, would result in significant harm to the amount of daylight/sunlight entering the side facing windows, and result in significant harm to their outlook, and overbearing of these windows. Further, the westernmost plot's rear first floor bedroom windows would be severely overlooked by passersby on the footway of Wigmore Lane (Portman Road) at close range, producing substandard privacy to these habitable rooms. For these reasons, the development is contrary to

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policies CC8 and H11 of the Reading Borough Local Plan 2019 and paragraphs 135 and 139 of the NPPF (December 2024, as amended).

5. The proposed development due to its failure to provide sufficient landscaping (including tree planting) and resultant biodiversity net loss on site, fails to maintain and enhance the green character of the area, and fails to provide a high quality design inclusive of soft landscaping, or protect and enhance local biodiversity on an adopted Green Link, 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, as amended), 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 has failed to demonstrate that the development would comply with the optional requirements of M4(2) of the Building Regulations, and that the proposal would meet the Nationally Described Space Standards, resulting in substandard bedroom sizes for these family dwellings. The development would result in harm to the provision of mixed and sustainable communities in failing to cater for the needs of all persons, and result in a cramped level of internal accommodation for future occupants contrary to Policy H5 of the Reading Borough Local Plan 2019, and paragraphs 96 and 115 of the NPPF (December 2024, as amended)
7. In the absence of a completed legal agreement to secure the provision of an acceptable contribution towards meeting affordable housing need 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, the Council's Adopted Affordable Housing Supplementary Planning Document 2021 and paragraph 64 of the NPPF (December 2024, as amended)

INFORMATIVES

1. 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/>
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

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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:

The following plans and documents were submitted with the application:

Application Forms

CIL forms

Drawing No: EX25/371/10 – 201 – Rev P3 – Proposed Drainage Layout (For New Build)

Drawing No: EX25/371/10 – 203 – Rev P4 – Proposed Drainage Layout (for Existing Build)

Drawing No: EX25/371/10 – 205 – Rev P2 – Proposed Access Design Layout

The 'Haus Frame', Flood Risk Assessment, dated 2 March 2026

The 'Haus Frame', Design and Access Statement, dated 6 March 2026

The 'Land Science', Combined Phase I and Phase II Geotechnical Assessment, dated 9 January 2026

The 'John Wenman Ecological Consultancy', Biodiversity Net Gain Assessment (Ref: R3059_BNG_a DRAFT), dated March 2026

The 'John Wenman Ecological Consultancy', Preliminary Ecological Appraisal (Ref: R3059_PEA_a DRAFT), dated March 2026

As received by the Local Planning Authority 12 March 2026

The 'John Wenman Ecological Consultancy', The Statutory Biodiversity Metric' tool, dated 2 March 2026

As received by the Local Planning Authority 24 April 2026

Drawing No: READ2501 – Site Survey, dated 21 October 2025

Drawing No: HB_001 – Location Plan

Drawing No: HB_002 – Existing Site Plan

Drawing No: HB_003 – Existing Floor Plans and Elevations

Drawing No: HB_004 – Proposed Site Plan

Drawing No: HB_005 – Proposed New Build Plans and EL 90A

Drawing No: HB_006 – Flood Risk Assessment

Drawing No: HB_007 – Proposed Views

Drawing No: HB_012 – Proposed Street View Elevations

The 'Evans Rivers and Coastal', Flood Risk Assessment (Ref: 4149/RE/05-26/01), dated May 2026

As received by the Local Planning Authority 19 May 2026

Affordable Housing Letter, dated 29 May 2026

Estate Agent Valuation E-mails, dated 27 May 2026

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As received by the Local Planning Authority 2 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 reason for refusal 7 could be overcome with the completion of a satisfactory s106 legal agreement or unilateral undertaking for a scheme that was in all other respects acceptable.
6. Were the development otherwise acceptable, a Highways licence would be required to provide for the drop kerb(s)
7. Were the development otherwise acceptable, the costs of relocating the lamp-post and the speed hump would need to be borne by the developer.
8. Various works around the site, namely the condition of the site, the installation of the boundary fence and the materials undertaken in respect of the recent extension to 90 Stone Street, may be subject to planning enforcement action, should this be considered expedient by the Local Planning Authority.

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Reading
Borough Council

Working better with you

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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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