

**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: Mr Henk Wieringa
Quadrant House,
Broad Street,
Reading,
RG1 7QE

Application No: PL/26/0742
Application type: Full Planning Permission

Applicant: Mr D Stannard

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

Proposal: Single storey extension and associated alterations to create a separate one-bedroom residential dwelling and associated work

At: 67 AMBLECOTE ROAD, TILEHURST, READING, RG30 4BS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 August 2026



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

Application At: 67 AMBLECOTE ROAD, TILEHURST, READING, RG30 4BS

Application No: PL/26/0742

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed development, by reason of its excessive scale, layout and site coverage combined with its prominent corner plot location would result in a cramped, dominant and visually stark overdevelopment of the site which fails to accommodate buildings, parking areas, bin and bike stores, tree planting and other soft landscaping in a manner that enhances the character and appearance of the area. This harmful arrangement together with the visual prominence of the site would result in harm to the street scene and character of the area. The proposal is, therefore, contrary to Policies CC7, H2, H11 and EN14 of the Reading Borough Local Plan (2019) and paragraphs CC3.1 (d), L2.1 (d) (i), L3.1, L3.2 (a), DP3.1, DP3.2 (c), (e) and (g), DP3.3, N2.1 (d) and (e) and N3.1 (a) and (b) of the NPPF (2026).
2. The proposed development, by reason of its constrained layout and proximity to site boundaries (including the adjacent public footpath) as well as the access and parking areas serving the site, would result in inadequate privacy, overlooking and noise disturbance. The close relationship with boundary treatments and other enclosing features would give rise to poor outlook, an undue sense of enclosure and restricted access to daylight and sunlight. This would be harmful to the living environment of future occupiers. The proposal is, therefore, contrary to Policies CC8, EN5 and EN16 of the Reading Borough Local Plan (2019) and paragraphs L2.1 (d) (i) and (ii), L3.1, DP3.2 (a) and (e), HC1.1 (e), P3.1 and P3.2 (a) and (b) of the NPPF (2026).
3. The proposed development, by reason of its cramped garden size and inappropriate siting of the gardens, combined with the close relationship with boundary treatments and other enclosing features (including parked vehicles) would fail to provide an adequate and functional quality of outdoor garden space for future occupiers, harmful to their amenity. This would also not reflect the size or character of private residential gardens in the surrounding area. The proposal, is, therefore, contrary to Policies CC7, H10 and H11 of the Reading Borough Local Plan (2019) and paragraphs L2.1 (d) (i) and (ii), L3.1 and DP3.2 (a), (c) and DP3.3 of the NPPF (2026).

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4. The proposed development fails to demonstrate that there would be no net loss of biodiversity and fails to demonstrate compliance with the statutory Biodiversity Net Gain requirements. The applicant has failed to demonstrate that the development would avoid, mitigate and compensate for impacts on biodiversity in accordance with the biodiversity gain hierarchy, or that the proposal would achieve the required biodiversity gains. As such, it has not been demonstrated that the development would avoid a net loss of biodiversity or conserve and enhance biodiversity. The proposal is therefore contrary to Policy EN12 of the Reading Borough Local Plan (2019), paragraphs CC3.1 (d), DP3.2 (c), DP3.3, N2.1 (a) (d), (e) and (f), N2.2, N2.3 and N3.1 (a) and (b) of the NPPF (2026), and Schedule 7A of the Town and Country Planning Act 1990 (as amended)
5. The applicant has failed to submit sufficient information for the Local Planning Authority to determine with or not bats (a protected species) would be adversely affected by the proposed development. The proposal has therefore failed to demonstrate no harm to bats. The proposal is, therefore, contrary to Policy EN12 of the Reading Borough Local Plan (2019) and paragraph N2.1 (a) and (f) and N2.2 of the NPPF (2026) and Schedule 5 and 8 of the Wildlife and Countryside Act 1981.
6. The proposed development has failed to demonstrate that suitable visibility splays would be provided for vehicles, resulting in a hazard to road users. The proposal, is therefore, contrary to Policies TR3 and TR5 of the Reading Borough Local Plan (2019), the Council's Parking Standards and Design SPD (2011), and paragraphs TR4.1 (c) and TR6.4 of the NPPF (2026).
7. The proposed development fails to demonstrate lack of harm to existing trees and fails to demonstrate acceptable provision of tree planting and other soft landscaping with consequent harm to the visual amenity, biodiversity and environmental qualities of the area. The proposal is, therefore, contrary to Policies CC7, EN12 and EN14 of the Reading Borough Local Plan (2019) and the Council's Tree Strategy (2021) and paragraphs CC3.1 (d), DP3.2 (b) and (c) and N2.1 (d), (e) and (g) and N3.1 (a), (b) and (c) of the NPPF (2026).
8. 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, and the need to provide sustainable mixed and balanced communities. The proposal is, therefore, contrary to Policies CC9 and H3 of the Reading Borough Local Plan (2019), and the Council's Adopted Affordable Housing Supplementary Planning Document (2021) and paragraph L3.1, DM5.1, H07.1 and H08.1 of the NPPF (2026)

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INFORMATIVES

1. This decision relates to the following plans and documents:
2708 001P1- Location Plan
2708 002P4- Existing Approved and Proposed Block Plan
2708 003P4- Existing Approved and Proposed Plans
2708 004P3- Existing and Proposed Elevations
C001P2 Design and Access Statement
Technical Note: Transport Implications
2. The local planning authority has worked with the applicant in a positive and proactive manner by advising of the concerns with proposal and probing 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 within the agreed time period to determine the application by.
3. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 8 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.
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.

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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.

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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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