

**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 PETER NICHOLSON
49 The Brackens,
Crowthorne,
RG45 6TB

Application No: PL/25/1074
Application type: Full Planning Permission

Applicant: MR AND MRS BHUPINDER AND TAJINDER PUREWAL

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Erection of replacement dwelling (amended)

At: 147 Upper Woodcote Road, Caversham, Reading, RG4 7JR

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 8th September 2026



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

Application At: 147 Upper Woodcote Road, Caversham, Reading, RG4 7JR

Application No: PL/25/1074

Application type: Full Planning Permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans as received 29th July 2025, unless otherwise stated:

- Drawing no: WR.010 – Location Plan
- Drawing no: WR.002 Rev A, dated 8/7/25 – Proposed Elevations, received 19th February 2026
- Drawing no: WR.005 Rev A, dated 8/7/2025 – Proposed Ground Floor Plan, received 19th February 2026
- Drawing no: WR.006, dated 8/7/2025 – Proposed First Floor Plan
- Drawing no: WR.009 Rev A – Block Plan, received 8th June 2026
- Drawing no: WR.017, dated 30/9/24 – Proposed Roof Plan, received 8th June 2026
- Drawing no: PL.004, dated 30/9/2024 – Proposed Drainage Plan
- Drawing no: WR.016 Rev B – Proposed Landscape Drawing, received 8th June 2026
- Drawing no: 015 Rev A – CMS Site Plan, received 19th May 2026
- Tree Planting Specification V3, received 9th June 2026
- Arboricultural Impact Assessment Plan, dated November 2025, received 24th November 2025
- Tree Survey and Arboricultural impact Assessment dated 20/11/25, ref: GHA/DS/128960:25, received 24th November 2025
- Tree Protection Plan, received 24th November 2025
- Tree Constraints Plan, received 24th November 2025
- Biodiversity Net Gain Assessment and Biodiversity Enhancement Plan ref: R3135_BNG_a, dated April 2026, prepared by John Wenman Ecological Consultancy, received 16th April 2026
- Bat Emergence Survey, Document ref: R250_BES_a, dated August 2024, prepared by John Wenman Ecological Consultancy, received 10th September 2025

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. The measures within the approved Construction Method Statement Drawing no: 015 Rev A – CMS Site Plan, received 19th May 2026 shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hr Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

6. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

7. The dwelling hereby permitted shall not be occupied until all vehicle parking areas have been provided in accordance with the plans hereby approved. The areas shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which

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could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

8. The dwelling hereby permitted shall not be first occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

9. The dwelling hereby permitted shall not be first occupied until the cycle store has been provided in accordance with the plans hereby approved. The cycle store shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

10. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

11. No dwelling shall be first occupied until the Electric Vehicle (EV) charging Scheme has been fully provided in accordance with the approved details (Drawing no: WR.009 Rev A - Block Plan, received 8th June 2026). The space shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

12. No part of the development hereby approved shall be first occupied until the approved hard and soft landscaping scheme (Drawing no: WR.016 Rev B - Proposed Landscape Drawing, received 8th June 2016 and Tree Planting Specification V3, received 9th June 2026) has been fully implemented in accordance with the approved scheme. Except in accordance with such alternative timetable as may be approved in writing by the Local Planning Authority prior to first occupation.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting

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season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

13. Tree-protective measures, including fencing, ground protection, supervision and working procedures shall be carried out fully in accordance with the Arboricultural Impact Assessment Plan, dated November 2025, received 24th November 2025; Tree Survey and Arboricultural Impact Assessment dated 20/11/25, ref: GHA/DS/128960:25, received 24th November 2025; Tree Protection Plan, received 24th November 2025; and Tree Constraints Plan, received 24th November 2025.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

14. The biodiversity enhancements, to include bird and bat boxes as set out within the approved Biodiversity Net Gain Assessment and Biodiversity Enhancement Plan ref: R3135_BNG_a, dated April 2026, prepared by John Wenman Ecological Consultancy, received 16th April 2026, and Bat Emergence Survey, Document ref: R250_BES_a, dated August 2024, prepared by John Wenman Ecological Consultancy, received 10th September 2025, shall be installed prior to first occupation and shall be retained and maintained as approved at all times thereafter.

REASON: To incorporate biodiversity in and around developments in accordance with Policy N2 of the National Planning Policy Framework (2026) and Policy EN12 of the Reading Borough Local Plan 2019.

15. No development above foundation level shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling hereby permitted will achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

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16. The development hereby permitted shall not be first occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the northern, southern, eastern and western elevations of the dwelling hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

18. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no rear extensions within Class A (enlargement, improvement or other alteration), or Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), shall be carried out without express planning permission from the Local Planning Authority.

REASON: As unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the

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permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
3. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control...>
You can also find advice and submit an application using the Planning Portal.
4.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
5. The proposed replacement dwelling is being built in an area of archaeological potential, particularly related to Roman and possible Later Prehistoric occupation. While previous archaeological monitoring did not reveal significant archaeology, this took place in an extremely limited fashion and in close proximity to the previous dwelling's footprint. As such it may not be representative of the archaeological potential of the whole site. In view of this, any finds should be immediately reported to the archaeological officer, and should any archaeology be suspected, work should cease and professional advice sought from the archaeology officer.
6. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

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7. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
For more information go to:
https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf
8. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him. Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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