

**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 Mustafa Chaudhary
104 Westfield Road
Caversham
Reading
RG4 8HJ

Application No: PL/26/0349
Application type: Full planning permission

Applicant: Mr Tim Pearce

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

Proposal: 3 storey, 2-bed dwelling house (self-build) including formation of an access to Oxford Road (A329), driveway, landscaping, and associated works

At: Land adjacent Tilehurst Railway Station, Oxford Road, Tilehurst, Reading, RG31 6TH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 10 September 2026



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

Application At: Land adjacent Tilehurst Railway Station, Oxford Road, Tilehurst, Reading, RG31 6TH

Application No: PL/26/0349

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed development would result in the loss of open space that has not been previously developed and which makes a positive contribution to the character, appearance and environmental quality of the area due to its openness, undeveloped character and green vegetated appearance. The proposal is therefore contrary to Policies EN8 (Undesignated Open Space), E N12 (Biodiversity and the Green Network), and EN14 (Trees, Hedges and Woodland) of the Reading Borough Local Plan and National Decision-Making Policy N2 of the NPPF 2026.
2. The proposed development would result in the loss of trees which are covered by a Woodland Tree Preservation Order (TPO), and potential additional loss of trees to provide a suitable access point (not demonstrated as below), the TPO was specifically made as the area of land forms a woodland that makes a positive contribution to the landscape and amenity value of the area. It would also result in future pressure to fell or significantly reduce trees in the future, resulting in further negative impact on the woodland. This loss would be detrimental to the 'treed corridor' on this main route and the character of the area contrary to Reading Borough Council Local Plan Policies EN14 (Trees, Hedges and Woodlands) and to objectives of the Reading Borough adopted Tree Strategy (2021), and National Decision-Making Policy N2 of the NPPF 2026.
3. The proposed development fails to demonstrate that it would not result in a net loss of biodiversity onsite, and would result in the fragmentation of a Priority habitat, and a designated Gren Link. The proposal is therefore contrary to Policies EN12 (Biodiversity and the Green Network of the Reading Borough Local Plan 2019 and National Decision-Making Policy N2 of the NPPF 2026.
4. The proposed development, by reason of the introduction of substantial built form, hardstanding, residential curtilage and associated domestic paraphernalia within a long-established wooded and undeveloped site, would erode the openness, verdant character and landscape contribution of the land. The proposal would urbanise a site whose defining characteristic is its woodland setting and contribution to the wider green infrastructure network. The development would therefore fail to respond positively to the site's context and would result in harm to the character and appearance of the area. The proposal is therefore contrary to Policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019 and National Decision-Making Policies DP3 and DP4 of the National Planning Policy Framework 2026.

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5. The proposed development has failed to demonstrate that it would not result in a net loss in biodiversity on site contrary to Policy EN12 of the Reading Borough Plan 2019, and national decision-making policy N2 of the NPPF 2026.
6. The proposed development, due to the lack of the garden space combined with overshadowing from trees, would not provide adequate and functional outdoor private amenity space for future occupiers. This would be contrary to Policies CC7 (Design and the Public Realm) and Policy H10 (Private and Communal Outdoor Space) of the Reading Borough Council Local Plan 2019 and National Decision-Making Policy DP3 of the NPPF 2026.
7. 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 H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021 and National Decision-Making Policies HO7 and HO8 of the NPPF 2026.

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 applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice.
3. The following plans and documents were submitted with the application:

Drawing No: P2503-04 – Proposed Plans and Elevations
Drawing No: P2503-04 – Proposed Site Plan with Ecology & Trees (Rev A)
Drawing No: P2503-01 – Location Plan and Block Plan (Rev A)
Drawing No: P2503-02 – Existing Site Plan (Rev A)
Drawing No: 84-2117-7/28/2025 TPP – Tree Protection Plan (Rev A)
Drawing No: 2503-06 – Proposed Plans & Elevations

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Drawing No: 2503-03 – Proposed Site Plan (Rev A)
Drawing No: 2503-05 – Existing & Proposed Site Sections
Drawing No: 2503-
As received by the Local Planning Authority on 22 May 2026

List of other documents (only the most recently submitted are referenced) and relevant correspondence

The 'AND Trees & Grounds', Arboricultural Impact Assessment, Protection Plan and Method Statement, ref: 84-2117-7/28/2025 1B, dated 10 April 2026
Materials and Finishes Statement, as received 22 May 2026
Bat Outdoor LED Recessed Wall Light Round urban grey IP65 2.2W 2700K Specifications
Drone Photography of Site (word document)
Fire Safety Statement, dated 14 March 2026
Design & Access Statement, dated 14 March 2026
The 'Nick Culhane Highway Consultant', Highways technical note, dated August 2025
Sustainability and Energy Statement, dated 14 March 2026
Drainage and Water Statement dated 14 March 2026
Biodiversity Net Gain Addendum
The 'ROAVR Group', UK HAB Site Walkover Survey with Biodiversity Net Gain (BNG) Assessment, dated 3 April 2026
Product specifications, Guarda wired bollard
Ventilation & Air Quality Statement, dated 14 March 2026
Drawing No: NJC-002 – Access and Tracking, dated December 2025
Daylight and Sunlight Statement
Utilities Statement
The 'Arbtech', Ground Level Tree Assessment, dated 30 March 2026
Cedral Graphite Rivendale Fiber Cement Slate Roof specifications
Affordable Housing Statement and heads of terms
The 'Leigh-Ann Barran Ecology', Preliminary Ecological Appraisal, dated January 2026
Black Spruce Cladding specifications
The 'Auricl acoustic consulting' Acoustic Report, dated 23 January 2026
The statutory biodiversity metric calculation dated 3 April 2026
Drawing No: NJC-001 – Access and Visibility Rev A
As received by the Local Planning Authority on 22 May 2026

Application form
CIL form
As received by the Local Planning Authority on 16 March 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 6 could be overcome with the completion of a satisfactory s106 legal

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agreement or unilateral undertaking for a scheme that was in all other respects acceptable.

6. 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.

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