

**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 Jenna Stalker
The Mitfords,
Basingstoke Road,
Three Mile Cross,
Reading,
Berkshire,
RG7 1AT

Application No: PL/26/0277
Application type: Full Planning Permission

Applicant: Mrs Donna Defazio

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

Proposal: Change of use of rear garden of No.80 from residential (C3) to a mixed use (sui generis) residential and childcare nursery with the erection of two outbuildings used to accommodate 15 FTE childcare spaces (Retrospective)

At: GARDEN OF 80 WHITLEY WOOD ROAD, READING, RG2 8JE

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 September 2026



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

Application At: GARDEN OF 80 WHITLEY WOOD ROAD, READING, RG2 8JE

Application No: PL/26/0277

Application type: Full Planning Permission

REASONS FOR REFUSAL

1. The development, due to the nature and intensity of the use and close proximity to neighbouring properties, results in unacceptable noise and disturbance harmful to the amenity of neighbouring occupiers. The proposal is therefore contrary to Policies CC8 and EN16 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF 2026.
2. The development results in an inadequate amount and quality of private garden space to serve the existing dwelling that fails to respect the size and character of other similar spaces within the vicinity harmful to the amenity of occupiers of the dwelling. The proposal is therefore contrary to Policy H10 of the Reading Borough Local Plan 2019 and Policy L2 of the NPPF 2026.
3. The development, due to its layout and nature of use results in inadequate privacy for occupiers of the existing dwelling harmful to their amenity. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan 2019 and Policy L2 of the NPPF 2026.
4. The development, due to the combination of outbuildings, extensive areas of hardstanding, artificial surfacing, excessive vehicle parking, nursery equipment and other associated paraphernalia, has resulted in a cramped over developed character and a cluttered and stark appearance that has eroded the residential character of the site. This is exacerbated by the lack of soft landscaping and the loss of existing vegetation within the site and including the removal of vegetation to the site frontage. This unsatisfactory arrangement fails to respond positively to its context and does not integrate with or enhance its surroundings and is harmful to the street scene. The proposal is therefore contrary to Policies CC7 and EN12 of the Reading Borough Local Plan 2019 and Policies CC3, DP3, L2, N2 and N3 of the NPPF 2026.
5. Insufficient information has been submitted to demonstrate that biodiversity impacts have been avoided, mitigated or compensated for, and that the development has avoided a net loss of biodiversity. The proposal is therefore contrary to Policy EN12 of

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the Reading Borough Local Plan 2019, Policies CC3, DP3, N2 and N3 of the NPPF 2026.

6. The application has failed to demonstrate that the development complies with the statutory Biodiversity Net Gain requirements. No Biodiversity Gain Plan, biodiversity metric or other robust evidence has been submitted to demonstrate that the development would achieve the required minimum 10% Biodiversity Net Gain. As such, it has not been demonstrated that the proposal complies with the mandatory Biodiversity Net Gain requirements and Policy N2 of the NPPF 2026.
7. The application fails to demonstrate that the development has been designed and constructed to address climate change and minimise its environmental impacts including a failure to demonstrate that the development meets BREEAM 'Very Good' standard. In addition, insufficient regard has been given to the impacts arising from the extensive areas of artificial surfacing, decking, hardstanding and associated infrastructure, together with the loss of natural garden space and lack of vegetation. The proposal therefore fails to demonstrate compliance with Policies CC2 and CC3 of the Reading Borough Local Plan 2019 and Policies CC2, CC3 and DP3 of the NPPF 2026.
8. The proposed development, due to the lack of step-free access around the site and inappropriate surfacing materials, fails to provide appropriate access and inclusive design measures for all potential users including disabled people. The proposals are, therefore, contrary to Policies CC7 and CC8 of the Reading Borough Local Plan 2019 and Policies DP3 and TR4 of the NPPF 2026.

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INFORMATIVES

1. This decision relates to the following plans:
 - 80WWR-P-02B Block Plan received 11 Mar 2026
 - Location Plan Rev B received 11 Mar 2026
 - 80WWR-P-03B Proposed Plans and Elevations Bike Shed received 2nd March 2026
 - 80WWR-P-02B Proposed Plans and Elevations Cabins received 2nd March 2026
 - Management Plan received 29th of May 2026
 - Travel Plan prepared by Motion received 2nd March 2026
 - Noise Impact Assessment for Childcare Operation Report Reference 22457.NIA-RPT.01 Rev.A received 2nd March 2026
 - Planning Statement prepared by Woolf Bond Planning received 2nd March 2026
 - Transport statement prepared by Motion received 2nd March 2026
 - Trees Assessment prepared by GHA Trees received 2nd March 2026
 - CIL comment
 - 80WWR-P-01 C Location Plan received 21/8/26
 - 80WWR-P-02 C Block Plan received 21/8/26
 - 80WWR-P-03 C outbuildings Floor plans and elevations received 21/8/26
 - 80WWR-P-04 C Bugg floor plans and elevations received 21/8/26
 - Noise Impact Assessment for Childcare Operation 22457.NIA-RPT.01 Rev.B received 5/8/26
 - Sweet Pea Garden Layout- Landscape received 5/8/26
 - Sustainability Assessment 6th July 2026 received 5/8/26
 - Landscape design and Management Statement received 5/8/26

2. The Local Planning Authority has worked positively and proactively with the agent to advise the agent of the shortcomings of the proposal and provide an opportunity for the application to be withdrawn prior to a decision being made.

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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>

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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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