

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/26/0277 Full planning permission

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

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).

Applicant: Mrs Donna Defazio

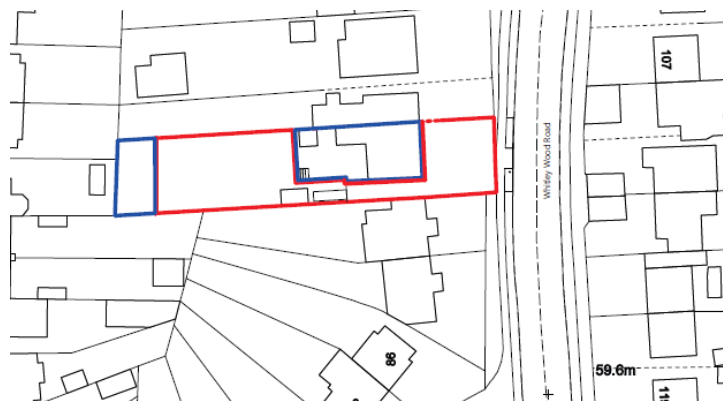
Received date: 02/03/2026

Target Decision date: 10/9/26 (EOT agreed)

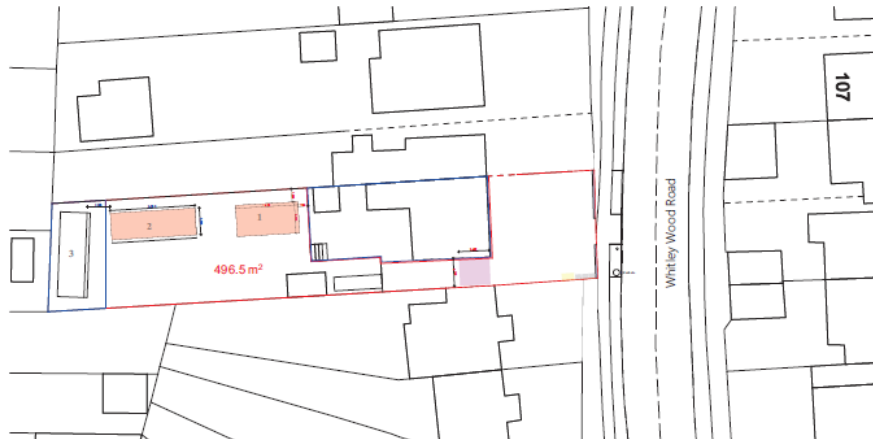
Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site relates to the garden land of No.80 Whitley Wood Road which is located on the western side of this north-south residential street. The existing semi-detached chalet bungalow does not form part of this application and remains in residential use and would continue to do so. There is a crazy-paving and gravel parking area to the front used for parking, with the garden land at the rear of the bungalow used for the childcare provision. This garden reverts to a domestic garden for the dwelling out of childcare hours.



The rear garden currently contained three outbuildings, two along the northern boundary (labelled 1 and 2 below) and the third outbuilding along the western boundary.



Only two outbuildings (1 and 2) are within the development area and form part of this application.

The area is characterised predominantly by semi-detached properties, with occasional detached dwellings. Gardens are generally generous in scale, reflecting the established suburban character of the locality.

2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks retrospective planning permission for the change of use of the land shown from part of domestic garden (C3 use) to a mixed use comprising residential and a childcare nursery (*sui generis*), together with the erection of two outbuildings to facilitate the childcare use. The house itself is not included within the red line.

The applicant is the owner and occupier of the site and the house and commenced operation of a childcare business, in September 2024. The provision initially accommodated up to eight children; however, due to increased demand, the number of children was subsequently expanded to approximately 15, alongside the employment of additional staff and the erection of outbuildings.

To facilitate the expansion, the applicant applied for grant funding, during which process they were advised that planning permission would be necessary. The applicant initially believed that permission would only be required for any associated building works and not for the change of use; however, following dialogue with the Local Planning Authority (LPA), it was clarified that planning permission was required for the change of use itself. This application has therefore been submitted to regularise the existing use of the site.

The application site currently contains three outbuildings, as shown on the plan above. For the avoidance of doubt, the third building does not form part of this application. It is presently unoccupied and is not used in connection with either the childcare facility or the associated dwelling. The applicant has indicated that this building may be brought into use in the future as part of a potential expansion of the childcare facility; however, this would be subject to a separate planning application and full assessment.

As this building falls outside the scope of the current application, it has not been formally assessed by officers. The agent has advised that any future use of the building could fall within Class E of the Town and Country Planning (General Permitted Development) (England) Order, although this would need to be fully considered as part of any future proposal.

The childcare facility operates for up to 15 full-time equivalent children aged 0–3, 50 weeks per year, between 07:30 and 18:00 Monday to Friday, with no evening, weekend or Bank Holiday use.

There are staggered drop-off times in place at 07:30, 08:00, 08:30, 09:00 and 09:30, limiting arrivals to small groups of up to three children per slot to manage numbers and reduce disturbance.

There are two outbuildings located on the northern boundary: outbuilding 1 measures 3.5 x 7m with a height of 2.1m and outbuilding two 2.9 x 9.5m with a height of 2.1m. They are both located 1.5m from the northern shared boundary and over 5m from the western boundary. Building Control approval would likely be required for both outbuildings.

Submitted plans and documentation:

- 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

Officer reviewed this information and had several concerns as such further plans and information were submitted:

- 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

A further noise report was submitted on the 15/8/26 22457.NIA-RPT.01 Rev.C for the avoidance of doubt this has not been reviewed by the LPA.

Planning history

PL/22/1817-Ancillary Detached Annex for a family member. Withdrawn

PL/25/0590-Modular cabin measuring 9.5m x 3m (28.5m²) in rear garden. Withdrawn

3. CONSULTATIONS

RBC Environment Protection

The submitted noise assessment identifies some impact on nearby receptors; however, this is mitigated by the measures outlined in the noise management plan, and is not considered to result in an unacceptable impact on amenity.

Updated comments after reviewed amended/updated information

They have undertaken some additional measurements of the actual levels during outdoor play and found them to be lower than those levels used in the prediction.

However, they need to confirm how many children were playing outside when those measurements were taken.

They also need to clarify why they have stated that there is only 2 hours outdoor play per day when the assessment states:

“To facilitate this, a survey was conducted from 10:30 on 29th June 2026 to 09:30 on 2nd June 2026. The survey featured warm, dry weather throughout and was therefore ideal for periods of outdoor play, which occurred from 10:00-11:30, and 14:00-15:30.”

This totals three hours. They need to be more transparent about what they actually will be doing on site so the management plan and any conditions can reflect this.

RBC Transport Development Control

The Highway Authority raises no objection to the proposal. While the site does not fully meet the parking standards set out in the Council's Parking Standards and Design SPD, the flexible drop-off and collection arrangements are considered to reduce peak demand. The submitted parking survey indicates that on-site parking is generally sufficient, although it is acknowledged that the survey is limited in scope. Some on-street parking may occur; however, this is not considered to result in a material impact on highway safety, supported by the absence of recorded accidents in the vicinity over the last five years. A condition is recommended requiring a Parking Management Plan to ensure effective use of on-site parking and minimise impacts on the surrounding highway.

Officer Comments: The proposed alterations to the site access, including the minor widening of the dropped kerb to facilitate improved vehicle manoeuvrability, do not form part of the planning assessment. These works fall within the public highway and will be subject to separate approval under the Highways Act 1980. In this instance, the works could be undertaken via a Section 184 licence (vehicle crossing).

Planning Natural Environment

The Natural Environment Officer notes that pre-application advice recommended the submission of an Arboricultural Impact Assessment (AIA), Tree Protection Plan, and detailed landscaping proposals; however, the development was constructed prior to this information being provided. A retrospective tree report has been submitted confirming that while two of the outbuildings are located within the Root Protection Areas (RPAs) of nearby trees, no significant harm is considered to have occurred. Despite this, concerns are raised regarding the use of concrete slab foundations (rather than preferred methods such as ground screws), potential impacts to soil health, and the absence of detailed tree survey data. Additional concerns relate to the extensive use of artificial grass within the rear garden, which is not supported due to its environmental impacts and loss of biodiversity. Whilst the proposal is considered acceptable on tree grounds overall and raises no objection, it is described as disappointing, and enhancements to landscaping and biodiversity are strongly encouraged.

Comments after amended information

As this is a retrospective application (and given the previous planning advice), it is reasonable to seek to secure the details of the landscaping now – some details are missing as follows. If you consider it reasonable to secure the landscape details via a condition, L1 would be appropriate.

The Landscape Design and Management Statement refers to green roofs, but I don't note any on the plan (the plan is not titled, dated or referenced). I note the raised beds on the roofs of the outbuildings, this seems a bit odd, and

the feasibility of maintenance and replacements planting (should any plants fail) seems questionable as these are on a roof with access requirements in mind.

The Leylandii hedge appears to be as existing, and the plan should state that. Access to the vegetable patches, water butt and compost bin seems questionable given the outbuilding, Leylandii hedge and mixed hedge are blocking the access.

Stock sizes, quantities and densities of all planting should be provided. The wild garden bed on frontage is unclear e.g. what type of plants and species proposed, and I would suggest that further soft landscaping on the frontage to both contribute to the street scene and soften the visual appearance of the new parking and associated hard surfacing, should be included.

The maintenance should also include watering – the raised beds will require this forever. The timing of hedge trimming also needs to be provided.

RBC Early Years Development

The Early Years and Childcare Team supports the proposed increase in registered childcare places from 8 to 15 in response to identified local demand. The provider, an established Ofsted-registered setting operating since September 2024, is currently fully booked until September 2026, with a waiting list of approximately 17 families and ongoing enquiries demonstrating sustained demand within the Whitley area.

This position is supported by the Council's Spring 2025 sufficiency analysis, which identifies capacity pressures in the locality. The proposal is also aligned with wider objectives, including provision for funded early learning places for eligible two-year-olds and working families.

The need for additional childcare provision is further evidenced by the Joint Strategic Needs Assessment (2025), which highlights deprivation within the Whitley area, and the Council's Residential Commitments (2025), which indicate planned housing growth in South Reading. This is expected to increase demand for childcare places, reinforcing the need to support appropriate expansion of existing provision, subject to necessary planning and statutory approvals.

Public Consultation

Two site notices were displayed at the site one at the front of the property and one at the rear site notices were displayed on and around the application site as well as being advertised on the Council's website and 30 letters of representation were received (18 support and 12 objections).

Summary of Neighbour Representations (Objections)

- Retrospective nature
- Lack of notification, consultation, or engagement with neighbouring residents.
- Neighbouring amenity- noise/traffic parking
- Highway concerns- parking/traffic
- Design concerns regarding intensification of the site, untidy appearance and poor layout
- Loss of trees
- Concerns regarding safety standards. Officer Comment: Not a planning consideration
- Concerns regarding potential reduction in property values. Officer Comment: Not a planning consideration

Officer Comment: The other matters are addressed within the report

Summary of neighbour representations (support)

- Valuable and necessary community service.
- Shortage of childcare places locally

- Positive outcomes for children who attend the provision especially those with additional needs. Officer Comment: Not a planning consideration
- Well run and managed
- No significant noise disturbance
- No noticeable parking issues
- No significant congestion during drop-off/pick-up

Officer Comment: The other matters are addressed within the report

4. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2026, with a particular focus on:

Chapter 3. Decision-making policies

Chapter 4. Achieving sustainable development

Chapter 5. Meeting the challenge of climate change

Chapter 12. Making efficient use of land

Chapter 14. Achieving well-designed places

Chapter 16. Promoting healthy communities

Chapter 19. Conserving and enhancing the natural environment

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTION TO CLIMATE CHANGE

CC5: WASTE MINIMISATION AND STORAGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN14: TREES, HEDGES AND WOODLAND

EN16: POLLUTION AND WATER RESOURCES

EN17: NOISE GENERATING EQUIPMENT

H7: PROTECTING THE EXISTING HOUSING STOCK

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR4: CYCLE ROUTES AND FACILITIES

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

OU1: NEW AND EXISTING COMMUNITY FACILITIES

SPG/SPD

Revised Parking Standards and Design (2011)

Sustainable Design and Construction (2019)

A Design Guide to House Extensions (2021)

Other documents

Reading Borough Council (Brighter Futures for Children) – Accessibility Strategy (Education)

Local Plan Partial Update (May 2025)

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

The Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. APPRAISAL

Principle of the development- Provision of childcare places

Policy OU1 states that proposals for new, extended or improved community facilities will be acceptable particularly where this will involve co-location of facilities on a single site. Proposals for on-site intensification of important facilities, such as schools and healthcare uses, will be supported, subject to other policies in the plan. New community facilities should be located where there is a choice of means of travel (including walking and cycling), and in existing centres where possible. A childcare facility is considered to fall under ‘education and training facilities’ (at all levels) as outlined within paragraph 4.7.2 of the RBLP.

There is a clearly demonstrated need for early years childcare provision within Reading. The Council’s Childcare Sufficiency Assessment identifies that places for children aged 2 to 4 years are in highest demand, with demand exceeding available capacity across the Borough. Evidence from the Council’s Early Years Sufficiency analysis (Spring 2025) confirms there is a localised need, with the Early Years and Childcare Team supporting provision for up to 15 places, subject to the necessary planning and statutory consents. Furthermore, the Joint Strategic Needs Assessment (2025) identifies Whitley and

surrounding wards as areas of higher deprivation, where access to childcare provision is particularly important.

The facility has experienced consistently high demand since opening and ongoing enquiries which supports that there is a localised need.

Collectively, this evidence demonstrates a clear need for additional childcare provision within the wider area and, in principle, the proposal aligns with Policy OU1.

However, while this need may be evident at the ward level, it does not necessarily justify the suitability of the use within this specific residential location. The discussion below therefore considers the extent to which the application site itself represents an appropriate and acceptable location for the proposed use.

Furthermore, Chapter 16 of the NPPF 2026 states that the objective of the policies in this chapter is to “promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.”.

The extent to which the proposal achieves these objectives is considered in the assessment below.

Loss of residential unit

Policy H7 seeks to resist the loss of residential accommodation unless exceptional circumstances are demonstrated. In this case, the proposal does not result in the loss of the dwellinghouse, which remains in residential (Use Class C3) use and lies outside the defined change of use area sought.

Whilst there are concerns with the amount of garden space retained for the residential use as discussed below, the proposal would not result in the loss of residential accommodation and is therefore consistent with the aims of Policy H7.

Residential Amenity

Amenity of neighbours

Policy CC8 requires that “Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety; or
- Wind....”

Additionally, Policy EN16 states that “development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution.”

Policy P3.1 of the NPPF 2026 requires development proposals to provide healthy, safe and inclusive places, whilst Policy P3.2 seeks to ensure that development provides a high standard of amenity for existing and future users.

In terms of the change of use, the starting point for assessment is the pre-existing lawful use of the site as a single dwellinghouse (Class C3). The question is the extent to which the nursery use would result in additional noise and disturbance over and above that which might reasonably be expected in a domestic setting.

The application site is situated within an established residential area and is surrounded by neighbouring dwellings and private rear gardens on all sides. Unlike the lawful use of the site as a single dwellinghouse, the proposed nursery would introduce a concentrated and continuous level of activity throughout the day associated with a larger number of children, outdoor play sessions, staff activity, and regular arrival and departure movements. The rear garden would function as a dedicated outdoor play space rather than a domestic garden, resulting in frequent periods of play noise in close proximity to neighbouring amenity areas. Given the immediate relationship between the application site and adjoining gardens, the noise generated by groups of children using the outdoor space would be readily perceptible and materially greater than that typically experienced from the activities of a single household. This impact would be particularly noticeable during warmer periods when neighbouring residents are more likely to use their gardens and keep windows open, thereby increasing their exposure to noise and disturbance. Whilst a degree of noise is expected within any residential environment, the scale, frequency and intensity of outdoor activity associated with the proposed nursery would fundamentally alter the character of activity experienced from the site and would give rise to an unacceptable level of harm to the living conditions of neighbouring occupiers through noise and disturbance.

A Noise Impact Assessment was originally submitted in support of the application. The initial assessment considered the potential noise impacts arising from the operation of the nursery, including outdoor play activities, and concluded that noise increases at surrounding residential properties would range between 0.6dB and 4.1dB. However, Officers noted that the assessment did not include measurements of actual outdoor play activities taking place at the application site. Instead, the assessment relied upon noise measurements obtained from other comparable nursery and play facilities and applied these assumptions to the proposal.

Given that this application is retrospective and the nursery was already operating, Officers considered that a more robust assessment could reasonably be undertaken using actual noise measurements from the site. Concerns were therefore raised regarding the reliance on assumed source noise levels and the extent to which the assessment reflected the actual operation of the nursery. As a result, an updated Noise Impact Assessment was requested.

The updated assessment includes measurements of outdoor play activities undertaken at the site and concludes that the actual noise levels generated by children playing outdoors are lower than those used within the original assessment. The report states that the measured outdoor play noise levels were between 9dB and 12dB lower than the levels previously assumed within the noise modelling and therefore concludes that the impacts on neighbouring occupiers would be less than originally predicted.

Officers acknowledge that the updated assessment provides a more site-specific evidence base and affords greater confidence than the original assessment. The findings indicate that actual outdoor play noise *may* be lower than the assumptions relied upon within the initial report and this is afforded weight in the consideration of the application.

Notwithstanding this, a number of concerns remain regarding the robustness of the assessment. The report does not clearly identify how many children were present in the outdoor play area during the monitoring exercise and therefore it is not possible to determine whether the recorded noise levels

represent a typical scenario or the maximum level of activity anticipated as part of the nursery operation. This is particularly important given that the applicant has stated that up to 10 children may be outside at any one time.

Furthermore, there are inconsistencies within the submitted information regarding the duration of outdoor play. The Noise Management Plan refers to approximately two hours of outdoor play per day. However, the updated assessment records outdoor play taking place between 10:00 and 11:30 and again between 14:00 and 15:30, equating to approximately three hours of outdoor play. Officers therefore remain unclear as to the actual level of outdoor activity proposed and consider that the submitted information lacks sufficient certainty in this regard.

As such, whilst the updated assessment demonstrates that actual noise levels *may* be lower than those originally predicted, Officers remain concerned that the operational assumptions underpinning the assessment are not sufficiently clear or consistent. In particular, uncertainty remains regarding the number of children present during the monitoring exercise and the duration of outdoor play activities. Consequently, only moderate weight can be afforded to the conclusions of the assessment and it has not been demonstrated there would not be material planning harm to neighbouring properties.

Irrespective of the conclusions reached within the submitted Noise Impact Assessment, Officers have carefully considered whether any residual impacts could be satisfactorily addressed through the use of planning conditions. It is acknowledged that planning conditions can, in certain circumstances, be used to regulate the operation of a development where this is necessary to make a proposal acceptable in planning terms.

Officers note that the applicant has submitted a Management Plan which seeks to minimise impacts on neighbouring occupiers through a range of operational controls. These include details of staggered drop-off and collection arrangements, staff management procedures, proposed hours of operation, management of vehicle movements, restrictions on outdoor activities and general operational practices. These measures are acknowledged and afforded weight in the assessment of the application.

Notwithstanding the above, Officers have carefully considered whether it would be appropriate or reasonable to secure the operation of the nursery through planning conditions controlling matters such as outdoor play. Whilst such controls may provide a degree of mitigation, concerns remain regarding their practicality and effectiveness in the context of a day nursery.

Outdoor play forms an intrinsic and fundamental component of nursery provision and is an inherent characteristic of the proposed use. Unlike many commercial activities, the operation of a nursery is fluid in nature and must respond to the needs, welfare and development of children throughout the day. Officers therefore have concerns that restrictions relating to the duration of outdoor play, the timing of outdoor activities, or the number of children permitted outside at any one time would be difficult to monitor and enforce in practice and may not reflect the day-to-day realities of how the facility would operate.

Furthermore, Officers consider that the extent of operational controls required to mitigate the identified amenity impacts raises concerns as to whether the site is capable of accommodating the proposed use without harm to neighbouring occupiers. If the acceptability of the development is dependent upon significant restrictions being imposed on an activity that is fundamental to the operation of a day nursery, this suggests that the use may not be inherently compatible with the characteristics of the site and its surroundings.

Whilst the submitted Management Plan and proposed mitigation measures are noted, Officers are not persuaded that planning conditions would provide a sufficiently robust, practical or proportionate mechanism to overcome the identified concerns.

It is important to note that neighbouring residents have raised concerns regarding existing noise and disturbance from the premises, indicating that noise associated with the current operation is already affecting the living conditions of some neighbouring occupiers. As discussed above, the proposed nursery use is considered to result in a materially greater level of noise and disturbance than would reasonably be expected from the lawful use of the site as a single dwellinghouse. Weight is afforded to the number and consistency of objections received from neighbouring residents. Many of the management measures identified within the submission are already understood to be in place, yet concerns regarding noise and disturbance persist.

The nursery's close relationship with surrounding residential properties and private gardens means that noise generated from outdoor play, children's activities, staff movements, and daily drop-off and collection periods would be readily experienced by neighbouring occupiers. Whilst it is acknowledged that the nursery would not operate during evenings or weekends, this does not negate the impact arising from the prolonged and intensified daytime activity associated with the use. Furthermore, modern working patterns have changed significantly in recent years, with home working, flexible working arrangements and shift patterns becoming increasingly common. Consequently, it cannot reasonably be assumed that neighbouring residents will be absent from their homes during nursery operating hours. As such, neighbouring occupiers are likely to experience noise and disturbance throughout the day at times when they would reasonably expect to enjoy their homes and gardens. Taking these factors together, it is considered that the proposal would result in an unacceptable degree of noise and disturbance that would be harmful to neighbouring residential amenity.

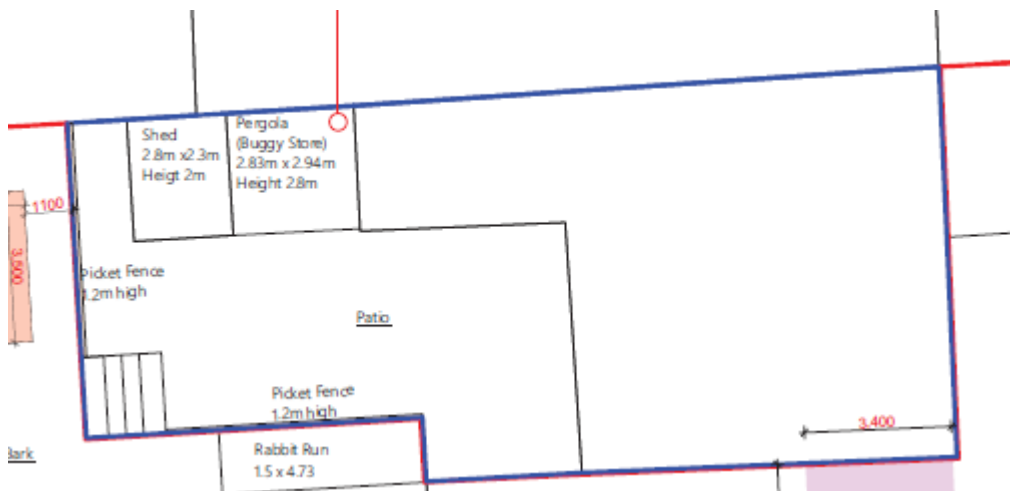
Irrespective of the above, the proposed use results in several outbuildings and structures such as buggy ports, sheds, play equipment within the rear garden due to the virtue of number, siting and cumulative massing, the structures create an intrusive and unneighbourly environment which erodes the open character of the garden and contributes to a greater perception of enclosure when viewed from neighbouring residential properties, causing a degree of harm to their living conditions. While not a refusal reason in itself this further demonstrates the unneighbourly development which has formed on site.

Existing Residential Amenity

Policy H10 states that dwellings should be provided with functional private or communal open space, including space for sitting out, children's play, food production, storage, composting and other day-to-day domestic activities. The supporting text to the policy indicates that dwellings should generally be provided with an amount of outdoor space equivalent to the internal floor area. The policy also requires outdoor spaces to respect the size and character of similar spaces in the surrounding area.

Whilst the existing dwelling lies outside the application red line boundary, it forms part of the wider site and its amenities are a material consideration in the assessment of the proposal. Officers note that only a relatively small proportion of the rear garden remains free from built development, with the majority of the outdoor area occupied by three outbuildings, associated play areas, hardstanding and other structures related to the nursery use.

It is acknowledged that the remaining garden area may be available for use by the occupants of the dwelling outside the nursery's operating hours. However, by reason of the extent of the outbuildings, play equipment, fencing, hardstanding and associated operational infrastructure, the remaining outdoor space is significantly constrained in both its size and functionality. Officers do not consider that a reasonable amount of usable private amenity space remains available to adequately serve the dwelling.



Furthermore, it is noted that elements of commercial infrastructure, including storage facilities and buggy storage, are located within areas indicated as being retained for residential use (as these are within the blue line) This demonstrates the extent to which the nursery use has expanded into and occupied areas traditionally associated with the dwellinghouse. The result is a gradual erosion of residential amenity space in favour of commercial activities and infrastructure. Furthermore, the dedicated area for occupiers of the house does not include any grass space it is patio/decking. This area would have no soft landscaping features, that would be stark for users of this garden space.

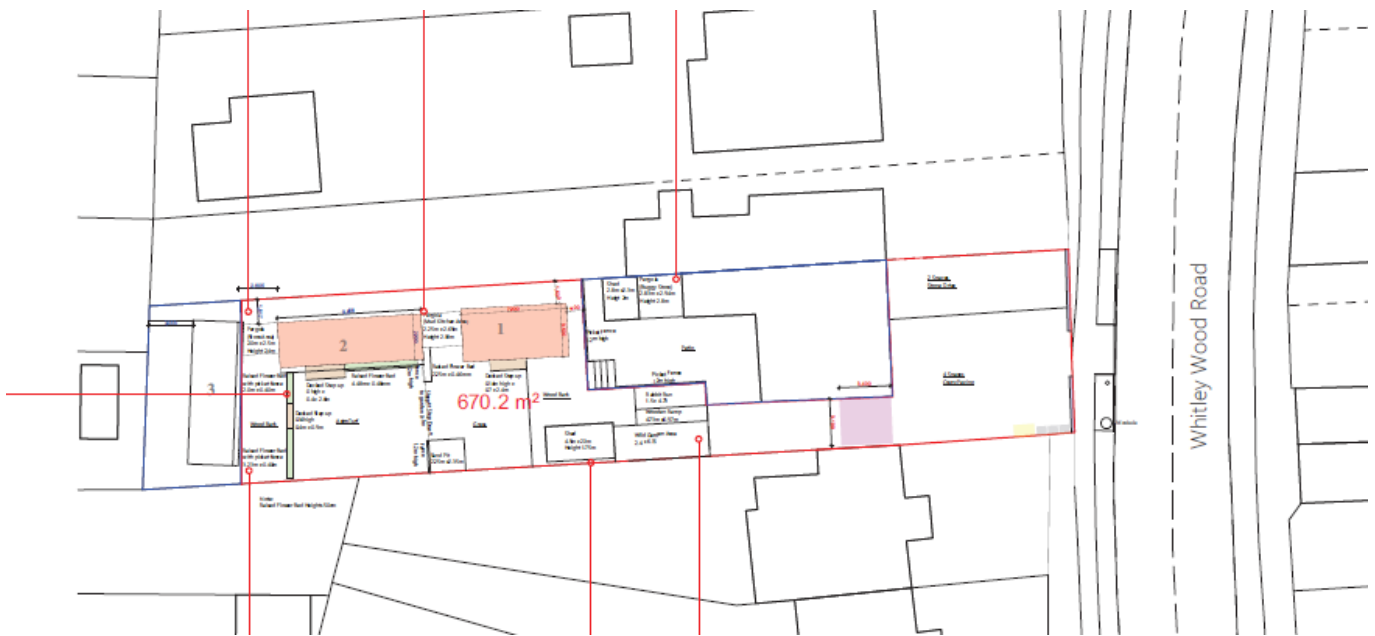
Whilst the dwelling and nursery are currently under the same ownership, limited weight can be afforded to this arrangement. The nursery operates as a commercial enterprise and ownership, management and occupation arrangements may change over time. Planning permission runs with the land and therefore the assessment must consider the long-term implications of the development rather than the personal circumstances of the current owner. In the event that the dwelling and nursery were separately occupied, sold or leased, the occupiers of the dwelling would be left with a severely restricted level of private outdoor amenity space.

The cumulative impact of the three outbuildings, play areas, hardstanding and associated structures has resulted in a cramped and overdeveloped form of development that has significantly eroded the garden environment historically associated with the dwelling. As a consequence, the proposal fails to retain a functional and reasonable level of outdoor amenity space for the occupiers of the dwelling and fails to respect the size and character of residential gardens within the surrounding area.

Accordingly, officers consider that the proposal results in an unacceptable impact on the living conditions of the occupiers of the existing dwelling and is therefore contrary to Policy H10 of the Reading Borough Local Plan. NPPF 2026

Design and Character

Policy CC7 seeks to preserve or enhance the character of an area in terms of layout, landscape, density, scale, height, massing, architectural detail and materials. Similarly, DP3 of the NPPF 2026 requires development to respond positively to its context so that it integrates with and enhances its surroundings and creates visually attractive and distinctive development that maintains a strong sense of place.



Whilst the host property remains a dwellinghouse, the cumulative impact of the nursery use and associated works has fundamentally altered the character and appearance of the site. The property no longer appears as a dwelling with a domestic rear garden, but instead reads as a commercial childcare facility that is out of keeping with the prevailing residential character of the surrounding area.

The rear garden is dominated by three relatively large outbuildings in addition to numerous ancillary structures associated with the nursery use, including children's playhouses, rabbit run, sand pit, play equipment, buggy storage and other operational infrastructure. Collectively, these structures occupy a substantial proportion of the site and have resulted in a cramped and visually cluttered appearance. The extent of development is such that the garden no longer appears as a domestic residential garden and its original character has been significantly eroded.

The visual impact is further exacerbated by extensive areas of hardstanding, including artificial grass and decking, together with the significant level of hardstanding for parking provision to the front of the property. The parking arrangements, which facilitate up to six vehicles, combined with the extensive nursery-related infrastructure and bins along the front boundary and this is exacerbated by the loss of vegetation on the front boundary reinforce the commercial appearance of the premises. As a result, the site appears visually disconnected from the established pattern and character of development within the street harmful to its residential character.



It is acknowledged that the application seeks to address these concerns through the introduction of additional soft landscaping intended to soften the appearance of the site. However, officers do not consider these measures to satisfactorily overcome the identified harm. Given the limited space

available as a result of the existing buildings, structures and operational requirements of the nursery, the proposed landscaping would not provide meaningful opportunities for greening the site. Instead, it would add further features into an already constrained environment, thereby increasing the perception of visual clutter and contributing to the cramped appearance of the site. Any landscaping proposed does not compensate for the loss of vegetation at the frontage (where none is proposed) and nor does it change the visually stark appearance from the outbuildings, various surfacing and other related paraphernalia in the rear garden which remain visually dominant.

Furthermore, a number of the proposed landscaped areas appear to occupy spaces currently used for the storage of nursery equipment. As such, there is a realistic prospect that this equipment would simply need to be relocated elsewhere within the site, perpetuating the cluttered appearance rather than resolving it.

The site is therefore not considered capable of accommodating the infrastructure, outdoor play facilities, parking provision and landscaping necessary to support a nursery use of this scale without resulting in a cramped, overdeveloped and appearance.

Taken as a whole, the concentration of outbuildings, ancillary structures, hardstanding and parking provision has resulted in an overdeveloped site that appears cluttered, untidy and unneighbourly. The development fails to respond positively to its residential context and does not integrate with or enhance its surroundings. Furthermore, the proposal fails to create a visually attractive or characterful form of development and has eroded the identity and residential appearance of the site to the extent that it now appears as a commercial operation rather than a domestic dwelling.

Accordingly, the proposal is contrary to Policy CC7 Furthermore, it conflicts with DP3, in that it fails to respond appropriately to its context, does not achieve a satisfactory built form, fails to maintain the identity and character of the area, and does not represent a well-designed place. In accordance with DP3(3), substantial weight should be afforded to these design failings in the assessment of the proposal.

Biodiversity

Policy EN12 requires that development should not result in a net loss of biodiversity and should provide a net gain for biodiversity wherever possible. The policy further requires development to protect and enhance features of biodiversity interest and, where impacts occur, demonstrate that harm has been avoided, mitigated or compensated for. Policy CC3.1(d) of the NPPF 2026 requires development proposals to include green infrastructure, whilst Policy DP3.2(c) requires proposals to incorporate and connect to a network of high-quality green infrastructure that strengthens habitats and biodiversity.

In this instance, the proposal has resulted in a significant intensification of the use of the site through the construction of multiple outbuildings, the introduction of ancillary structures associated with the nursery use and the extensive laying of artificial surfacing, including astro turf and decking. Collectively, these works have substantially reduced the extent of natural and permeable garden space available on the site and have eroded its biodiversity value.

Officers are not satisfied that it has been adequately demonstrated that the development avoids, mitigates or compensates for the biodiversity impacts arising from the proposal. Whilst the applicant has sought to address these concerns through the submission of additional landscaping proposals, for the reasons discussed elsewhere within this report, it has not been demonstrated that these measures can be successfully accommodated, implemented or maintained within the constraints of the site. As such, limited weight can be afforded to the proposed landscaping and biodiversity enhancements.

Furthermore, the Sustainability Assessment prepared by BlueSky Unlimited dated 6 July 2026 makes no meaningful assessment of the extensive areas of artificial turf that have been installed across the site,

nor does it fully consider the biodiversity value that has been lost as a result of the cumulative development that has taken place. Consequently, the assessment fails to provide a robust evaluation of the environmental impacts of the proposal or demonstrate how biodiversity losses have been appropriately addressed.

Given the extent of built form, hardstanding and artificial surfacing across the site, together with the lack of evidence demonstrating how biodiversity impacts have been avoided, mitigated or compensated for, officers are not satisfied that the proposal would achieve no net loss of biodiversity, nor provide a biodiversity gain. The proposal therefore conflicts with Policy EN12 of the Reading Borough Local Plan, Policy CC3.1(d) of the NPPF 2026 and Policy DP3.2(c), which seek to protect and enhance biodiversity and secure high-quality green infrastructure as part of well-designed development.

Biodiversity Net Gain

The application form states that the development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements on the basis that it is retrospective development. However, the retrospective nature of a development is not, in itself, an exemption from the statutory BNG requirements. Officers are not satisfied that the proposal falls within any of the exemptions that were applicable at the time the application was submitted. In particular, having regard to the scale of the development, including the provision of multiple outbuildings, extensive areas of artificial surfacing, decking and associated nursery infrastructure, it is not considered that the proposal would qualify as a de minimis development.

It is acknowledged that amendments to the Biodiversity Net Gain regime came into effect on 6 August 2026, including the introduction of additional exemptions for certain smaller developments. However, it is understood that transitional arrangements apply and that planning applications submitted prior to 6 August 2026 remain subject to the Biodiversity Net Gain requirements that were in force at the time of submission. As such, the proposal is required to demonstrate compliance with the mandatory Biodiversity Net Gain provisions.

No Biodiversity Gain Plan, completed biodiversity metric or other robust evidence has been submitted to demonstrate that the development would achieve the statutory minimum 10% biodiversity net gain. Furthermore, for the reasons discussed elsewhere within this report, officers are not satisfied that the site is capable of delivering sufficient biodiversity enhancements to offset the harm arising from the development. The extensive coverage of the site by outbuildings, play equipment, hardstanding, artificial grass, decking and associated operational infrastructure significantly constrains opportunities for meaningful habitat creation and enhancement.

Whilst the applicant has sought to address biodiversity concerns through the provision of additional landscaping, it has not been demonstrated that these measures are deliverable, sustainable or capable of being successfully maintained over the long term. As discussed elsewhere within this report, the site is already heavily developed and constrained, and the proposed landscaping raises concerns regarding practicality, maintenance and overall effectiveness. Consequently, limited weight can be afforded to the biodiversity benefits claimed by the applicant.

In the absence of a Biodiversity Gain Plan, biodiversity metric calculations or other evidence demonstrating compliance with the statutory requirements, and given the concerns regarding the site's ability to accommodate meaningful biodiversity enhancements, it has not been demonstrated that the proposal would achieve the mandatory 10% Biodiversity Net Gain. Accordingly, the proposal fails to demonstrate compliance with the statutory Biodiversity Net Gain requirements and weighs against the development in the planning balance.

Sustainable Design and Construction

Policy CC2 requires development proposals to demonstrate how they have been designed and constructed to address climate change through the appropriate and efficient use of energy, water, materials and other natural resources, whilst taking account of environmental impacts.

Policies CC1-CC3 of the NPPF 2026 seek to ensure that development supports climate change mitigation and adaptation and contributes towards a sustainable and resilient future.

The application is supported by a Sustainability Assessment prepared by Bluesky Unlimited dated 6 July 2026. Whilst the report identifies a number of sustainability measures relating to the construction of the cabins, Officers are not satisfied that it provides a robust assessment of the development as a whole or adequately demonstrates compliance with Policy CC2. In particular, the assessment fails to meaningfully consider the environmental implications arising from the extensive areas of artificial grass, decking, hardstanding and associated infrastructure that have been introduced across the site. Furthermore, limited regard is given to biodiversity enhancement, green infrastructure and climate resilience measures despite the significant reduction in natural garden space and vegetation resulting from the development.

Officers also note that the submitted information fails to demonstrate that the development meets a BREEAM 'Very Good' standard or equivalent level of sustainability performance, as required by Policy CC3. As such, insufficient evidence has been provided to demonstrate that the development has been designed and constructed to address climate change, minimise environmental impacts and make efficient use of natural resources.

Consequently, limited weight is afforded to the submitted Sustainability Assessment and Officers are not satisfied that compliance with Policies CC2 and CC3 of the Reading Borough Local Plan (2019) has been demonstrated. NPPF 2026

Equality and Inclusive Access

The Equality Act 2010 requires public authorities, in the exercise of their functions, to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between persons who share a protected characteristic and those who do not. In planning terms, this includes ensuring that development is designed to be inclusive and accessible for all users, including disabled people and those with mobility impairments. Additionally, pregnancy and maternity is a protected characteristic under the Public Sector Equality Duty found in section 149.

Policy CC7 seeks to ensure that development creates safe, accessible and inclusive environments, whilst Policy CC8 requires development to incorporate high standards of accessible and adaptable design. Similarly, Policy DP3 of the NPPF 2026 promotes well-designed places that are inclusive and accessible to all, whilst Policy TR4 requires development to provide safe and convenient access for all potential users.

In this case, officers are not satisfied that the development has been designed to provide inclusive access throughout the site. The layout includes a number of cabins and associated facilities positioned within a site characterised by areas of artificial grass, decking and other surfacing materials (including bark). Insufficient information has been provided to demonstrate that these surfaces provide suitable step-free access or can be safely and conveniently used by people with mobility impairments, wheelchair users or other disabled persons. It is not clear how wheelchair users would access the site from the front – whilst a wooden ramp is indicated this does not appear wide enough for a wheelchair – and once in the site, along with the inappropriate surface materials mentioned above, the outbuildings appear to only be accessible via 'decked step up' as annotated on the plans. The site does not appear to incorporate adequate measures to ensure accessible movement between facilities for all potential users.

Further to the above, it is recognised that the closure of the nursery would have an impact on pregnancy and maternity protected characteristic. It would not be possible to provide mitigation in this instance as the use has been found to be unacceptable for the reasons discussed in this report, the impacts of which are considered to be outweighed by the identified harm, including the harm protected by other protected characteristics including disability.

As a result, the proposal fails to demonstrate that it would provide an inclusive and accessible environment for all users and does not satisfactorily address the needs of people with protected characteristics. Officers have had due regard to the Public Sector Equality Duty in reaching this recommendation. However, for the reasons set out above, the proposal is considered contrary to Policies CC7 and CC8 of the Reading Borough Local Plan (2019) and Policies DP3 and TR4 of the NPPF 2026.

Trees

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance and that Reading's vegetation cover will be extended. NPPF 2026

Given the retrospective nature of the application, the development was undertaken before the submission and assessment of arboricultural information. This has significantly limited the Council's ability to properly assess the impact of the works on retained trees and to influence the construction methodology employed.

Whilst a retrospective tree report has been submitted, concerns remain regarding the siting of two outbuildings within the Root Protection Areas of nearby trees and the use of concrete slab foundations. Alternative construction methods would ordinarily be expected in such circumstances in order to minimise impacts on the rooting environment. Furthermore, the absence of detailed tree survey information makes it difficult to fully understand the extent of any impact on the health and longevity of the affected trees.

The applicant has sought to address concerns through the submission of additional landscaping and tree planting. However, it has not been adequately demonstrated that these measures can be successfully incorporated within the site. As discussed elsewhere within this report, the site is already heavily constrained by outbuildings, play equipment, hardstanding and operational infrastructure associated with the nursery use. As a result, there are concerns that the proposed planting would appear contrived and would be difficult to successfully establish and maintain over the long term.

In addition, insufficient detail has been provided regarding the proposed planting, including stock sizes, quantities and planting densities. The proposed frontage planting area lacks detail in terms of species selection and planting composition, whilst the practicality of maintaining a number of the proposed landscape features has not been demonstrated. In particular, access to the proposed vegetable beds, water butt and composting area appears constrained by existing structures and boundary planting.

The Council's Natural Environment Officer has reviewed the submitted information and raises no objection on arboricultural grounds. However, concerns have been raised regarding the retrospective nature of the works, the construction methods employed within Root Protection Areas and the lack of detailed planting information.

This will not form a refusal reason in its own right but the concerns discussed relating to wider landscaping and design concerns are incorporated into the biodiversity reason for refusal.

Highway Safety and Parking

Policy TR3 states that, in determining proposals involving a new or altered access onto the transport network or the generation of additional trips, consideration will be given to the effect on safety, congestion and the environment. Policy TR5 requires parking provision that is appropriate to the accessibility of the site and the nature of the proposed development. In line with the NPPF 2026, development should support sustainable patterns of growth by providing safe, accessible and sustainable transport choices whilst contributing to the transition to a low-carbon future.

The proposed parking arrangements rely upon the current circumstances, whereby the occupier of the dwelling is also the operator of the nursery. Whilst this may be the present position, there is no guarantee that this arrangement would continue indefinitely. The dwelling and nursery could operate independently in the future, ownership could change, or the parking demands associated with the dwelling could increase through additional occupiers or vehicle ownership. In such circumstances, it has not been demonstrated how the competing parking demands of the nursery and dwelling could be satisfactorily accommodated within the site.

Officers are particularly concerned that the submitted assessment effectively assumes that the parking needs of the dwelling either disappear or can continue to be absorbed by the spaces associated with the nursery. No mechanism has been proposed to secure this arrangement in perpetuity, nor has any assessment been undertaken of alternative scenarios where the dwelling and nursery operate independently of one another.

The Highway Authority has reviewed the proposal and raises no objection, concluding that the six parking spaces shown within the site are sufficient to accommodate the anticipated parking demand associated with the nursery use. However, officers are not satisfied that adequate consideration has been given to the long-term parking requirements of the dwelling itself and how these would coexist alongside the nursery use.

Nevertheless, the NPPF advises that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe. There is not enough evidence to suggest that the proposal would result in unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe as such will not form a reason for refusal but if there were not overriding reason for refusal the LPA would have requested additional information to overcome the concerns raised.

Irrespective of the above while the site *may* be capable of sufficient parking officers considered that 6 parking spaces to the front would result in visual harm to the street scene as discussed within the design section of this report. The proposed parking would result in the loss of soft landscaping at the front of the property, and 6 park cars is considered to result in a commercial rather domestic appearance which is unsympathetic to the wider residential character.

Planning Balance

Officers acknowledge that there is policy support for the provision and expansion of childcare facilities. Significant weight is afforded to the need for additional childcare places, particularly having regard to the identified shortage of provision within Reading, the support expressed by the Council's Early Years and Childcare Team, and the role the nursery plays in serving the local community. The proposal would therefore deliver a social benefit. However, the public benefit of additional nursery provision is not considered to outweigh the harm identified and as discussed in this report. Furthermore, despite the local need for nursery spaces, the benefits would be relatively limited in this instance given the scale of

the development. Similarly, the support from the Education Authority does not necessarily equate to compliance with local planning policies.

The existence of a need for childcare provision does not automatically render every site suitable for such a use. The planning system requires the benefits of a proposal to be weighed against any harm arising from it.

In this instance, officers have identified significant concerns regarding the impact of the development on neighbouring amenity, the erosion of the residential amenity space associated with the host dwelling, the overdeveloped and commercial appearance of the site, the harm to the residential character of the area, the lack of a robust biodiversity strategy, the failure to demonstrate compliance with Biodiversity Net Gain requirements, concerns regarding landscaping and tree impacts, and the limited information provided in relation to sustainable design and climate change.

Officers have carefully considered whether these harms could be adequately overcome through planning conditions or other mitigation measures. Whilst some mitigation has been proposed, it is not considered that the fundamental concerns identified arise from the way the nursery is operated, but rather from the inherent limitations of the site itself. The extent of infrastructure, vehicle parking and hardstanding, play facilities, outbuildings and associated operational requirements necessary to support a nursery of this scale results in an overintensive use of the site which is incompatible with its residential context.

Taking all matters into account, whilst weight is afforded to the need for childcare provision and the social benefits arising from the proposal, officers consider that these benefits are significantly outweighed by the identified harm. The proposal has failed to demonstrate that the site is capable of accommodating a commercial nursery use of this scale without resulting in unacceptable impacts on residential amenity, character and appearance, biodiversity and the overall quality of the environment.

Accordingly, the planning balance weighs against the proposal and officers conclude that the development is unacceptable and contrary to the Development Plan when read as a whole.

Other Matters

Neighbouring party representations in support of the proposals are acknowledged. Officers acknowledge the negative impacts of refusing the planning application, including the loss of nursery places and a facility to provide care for children however it is important to note that the existing provision was created without planning permission as such the applicant has breached planning control. The LPA therefore cannot make an unacceptable scheme acceptable because an individual has undergone development without the required permission. The loss of spaces is unfortunate, but the application has been assessed against local and national planning policy, and it has been concluded that it does not comply. The need for childcare places in the Borough needs to be balanced against the location of the nursery within a suburban area where residents have a reasonable expectation of peace and quiet in their gardens, and within an area which is overtly residential in character. It is not considered that a suitable balance has been struck between living conditions and the number of children attending the nursery and associated nursery paraphernalia required. There is no evidence to indicate that other more suitable locations are not available elsewhere in the area.

Several neighbour representations object to the retrospective nature of the application. However, it is important to note that retrospective applications are not uncommon, and all planning applications must be considered on their planning merits; appraisal of the application cannot be prejudiced solely on this basis. Notwithstanding, it is relevant to note that Policy DM8.2 of the NPPF 2026 states that where it is concluded, based on evidence, that unauthorised development was intentional, substantial weight should be given to that fact when determining whether planning permission should be granted retrospectively. Whilst not determinative, this further weighs against the scheme.

Concerns have also been raised regarding a perceived lack of consultation. In this regard, the Local Planning Authority confirms that all statutory requirements have been met, with site notices displayed in accordance with the relevant legislation and guidance set out in the Planning Practice Guidance.

Concerns relating to operational safety standards and potential impacts on property values are not material planning considerations.

6. CONCLUSION

On the basis of the above and in light of any other material planning considerations, the proposal conflicts with the development plan. Accordingly, recommendation is made to refuse planning permission.

7. RECOMMENDATION

Reason 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 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.