

**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 Niall McDonald  
Portakabin Ltd,  
Bennett Road,  
Highbridge,  
TA9 4PW

Application No: PL/26/0679  
Application type: Full Planning Permission

**Applicant:** Mrs Rebecca Hartley

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

**Proposal:** The erection of ancillary outbuilding to accommodate additional nursery spaces

**At:** Land to rear of 88 Knights Way, Reading, RG4 8LJ

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 9 October 2026



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

**Application At:** Land to rear of 88 Knights Way, Reading, RG4 8LJ

**Application No:** PL/26/0679

**Application type:** Full planning permission

**REASONS FOR REFUSAL**

1. The proposed development, due to the nature and intensity of the use and close proximity to neighbouring properties, would result 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 proposed development, due to its siting, overall excessive height, bulk and massing and close proximity to neighbouring properties and private gardens to the rear of the site along Knights Way and Evesham Road, would result in an overbearing and visually intrusive form of development with consequent harm to the amenity of neighbouring properties. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan 2019 and Policy L2 of the NPPF 2026.
3. The proposed development, due to the combination of its scale, siting and the number and position of windows in close proximity to neighbouring dwellings and private gardens to the rear of the site along Knights Way and Evesham Road would result in overlooking and loss of privacy to these areas with consequent harm to the amenity of neighbouring properties. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan 2019 and Policy L2 of the NPPF 2026.
4. The proposed development would not provide sufficient on-site parking provision and would unacceptably intensify existing parking pressures with consequent harm to the safety of users of the transport network including pedestrians and cyclists. The proposal is therefore contrary to Policy TR5 of the Reading Borough Local Plan 2019 and Policies TR3, TR5 and TR6 of the NPPF 2026.
5. The proposed development, due to its siting, overall excessive height, bulk and massing combined with its stark design, would result in a dominant, visually intrusive and unsympathetic form of development that fails to respond positively to its surroundings. The loss of vegetation and tree planting combined with the absence of meaningful tree planting and soft landscaping would further exacerbate the visual dominance of the development. The proposed development would fail to preserve or enhance the character and appearance of the area and would not create a visually

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attractive form of development. The proposal is therefore contrary to Policy CC7 of the Reading Borough Local Plan 2019 and Policy DP3 of the NPPF 2026.

6. The proposed development, due to the size and siting of the building relative to plot size, would result in a cramped form of development which fails to accommodate buildings and provision of tree planting and landscaping in a manner which enhances the character and appearance of the area. Furthermore, the proposed development fails to demonstrate that the loss of trees, hedgerows and vegetation previously present within the site has been adequately mitigated through replacement planting. As such, the proposed development would result in harm to visual amenity, air quality, biodiversity and environmental quality of the area. The proposal is therefore contrary to Policies CC7, EN14 and EN15 of the Reading Borough Local Plan 2019 and Policies CC3, DP3, N2 and N3 of the NPPF 2026.
7. The application has failed to demonstrate that the proposed development would comply with the statutory Biodiversity Net Gain requirements. No Biodiversity Gain Plan, biodiversity metric or other robust evidence has been submitted to demonstrate that the proposed development would achieve the required minimum 10% Biodiversity Net Gain. As such, it has not been demonstrated that the proposed development would comply with the mandatory Biodiversity Net Gain requirements and Policy N2 of the NPPF 2026.
8. The application has failed to demonstrate that biodiversity impacts would be avoided, mitigated or compensated for, and that the proposed development would avoid 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.
9. The application has failed 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 would meet BREEAM 'Very Good' standard. The proposal is therefore contrary to Policies CC2 and CC3 of the Reading Borough Local Plan 2019 and Policies CC2, CC3 and DP3 of the NPPF 2026.

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### **INFORMATIVES**

1. This decision relates to the following plans:
  - Design access and sustainability statement received 21 May 2026
  - JIAF220239290PNM Rev A Proposed location and block plan received 19 June
  - HD/14133/02 proposed elevations received 21 May 2026
  - Noise Report received 21 May 2026
  - ITL210710 002A R Transport Statement received 21 May 2026
  - RBC Supporting Letter received 21 May 2026:
  - NoiseAir Limited technical note dated 18th September 2026 Ref: P8869-L1-V1 received 21 Sept 2026
  - Noise management plan dated prepared by NoiseAir dated 18th September 2026 received 21 Sept 2026
  - Ecological Enhancement Report received 21 Sept 2026
  - Transport Statement i-Transport Ref: JN/EN/IC/ITL210710-001B dated 24 August 2026 received 21 Sept 2026
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. This has not been undertaken and hence the issuing of the decision notice within the agreed timescales.
3. This 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>

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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](mailto: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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