

Nicholas Nawell
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Emma Gee
Executive Director for
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☎ 0118 9373787
Our Ref: PL/26/1032
Your Ref: PL/26/1032

Direct: ☎
23 September 2026

Your contact is: Gary Miles, Planning

Dear Mr Nawell,

PRE PLANNING APPLICATION ENQUIRY RESPONSE

Enquiry Reference: PL/26/1032

Address: 39 School Road, Tilehurst, Reading, RG31 5AS

Proposal: Pre Application Advice is sought for the construction of a 2.7m wide dropped kerb and removal of traffic bollard to provide a vehicle crossing point from School Road onto a new off-street parking space for a single car within the front garden to enable off-street EV charging.

Site Description

The application site consists of a two-storey townhouse fronting on to School Road in Tilehurst. The property has a private rear garden and an open plan frontage, currently laid to lawn with a footpath giving access to the street. A dwarf wall surrounds the property and the neighbouring properties.

The property fronts on to School Road, which is a classified highway and busy bus route, the road outside the property forms part of the Red Route, so on street parking is not permitted, only in marked parking bays. The property benefits from a garage in a block located a short distance from the property.

The house is not listed, and the property is not within a conservation area.



Aerial image of property



Front elevation of host property

Proposal

Pre Application Advice is sought for the construction of a 2.7m wide dropped kerb and removal of traffic bollard to provide a vehicle crossing point from School Road onto a new off-street parking space for a single car within the front garden to enable off-street EV charging.

The submitted layout plans show the driveway will be created with permeable grass grid intertwined with paving slabs for the footpath.

The following documents were submitted:

Location Plan

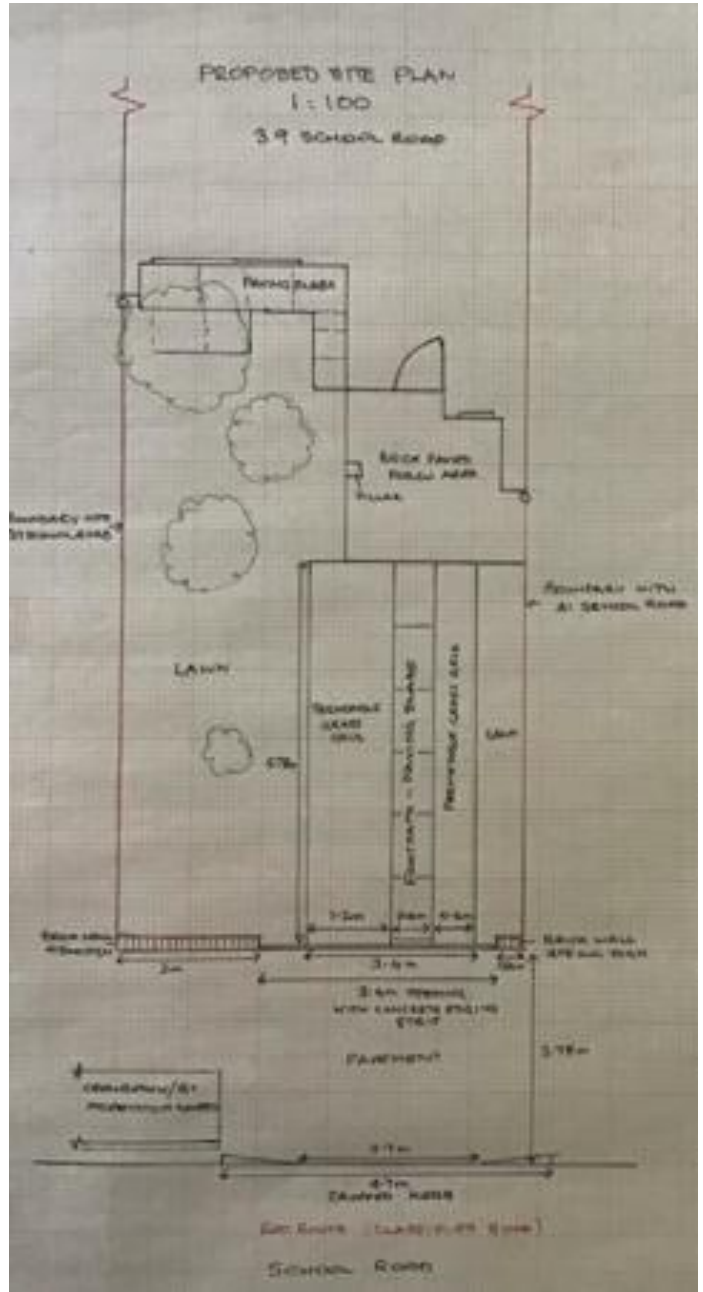
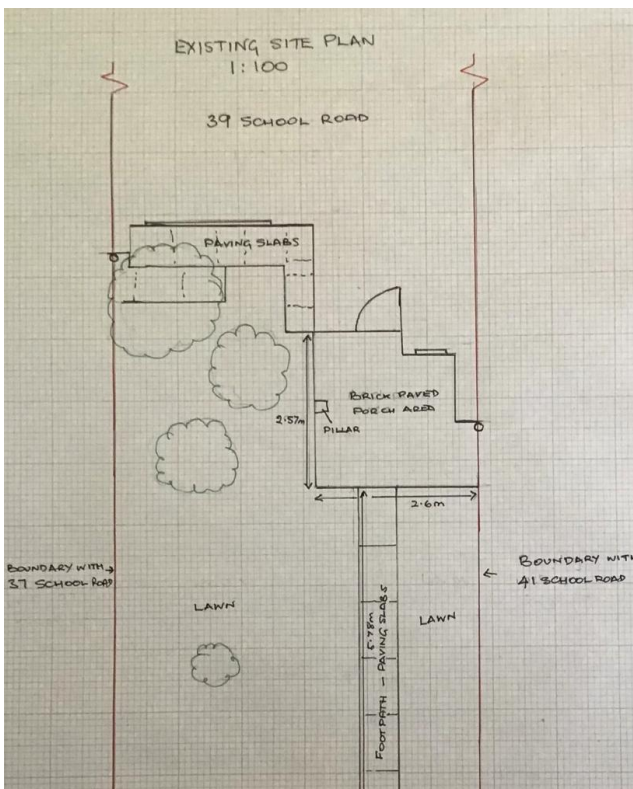
Form Summary

X3 images showing the front of the property and the bollard requiring removal on the public highway

Existing site layout sketch

Proposed site layout sketch

Email from Maria Wiggins in Highways confirming removal of on-street bollard



Existing and Proposed Layout Plans

H. M. LAND REGISTRY

NATIONAL GRID PLAN

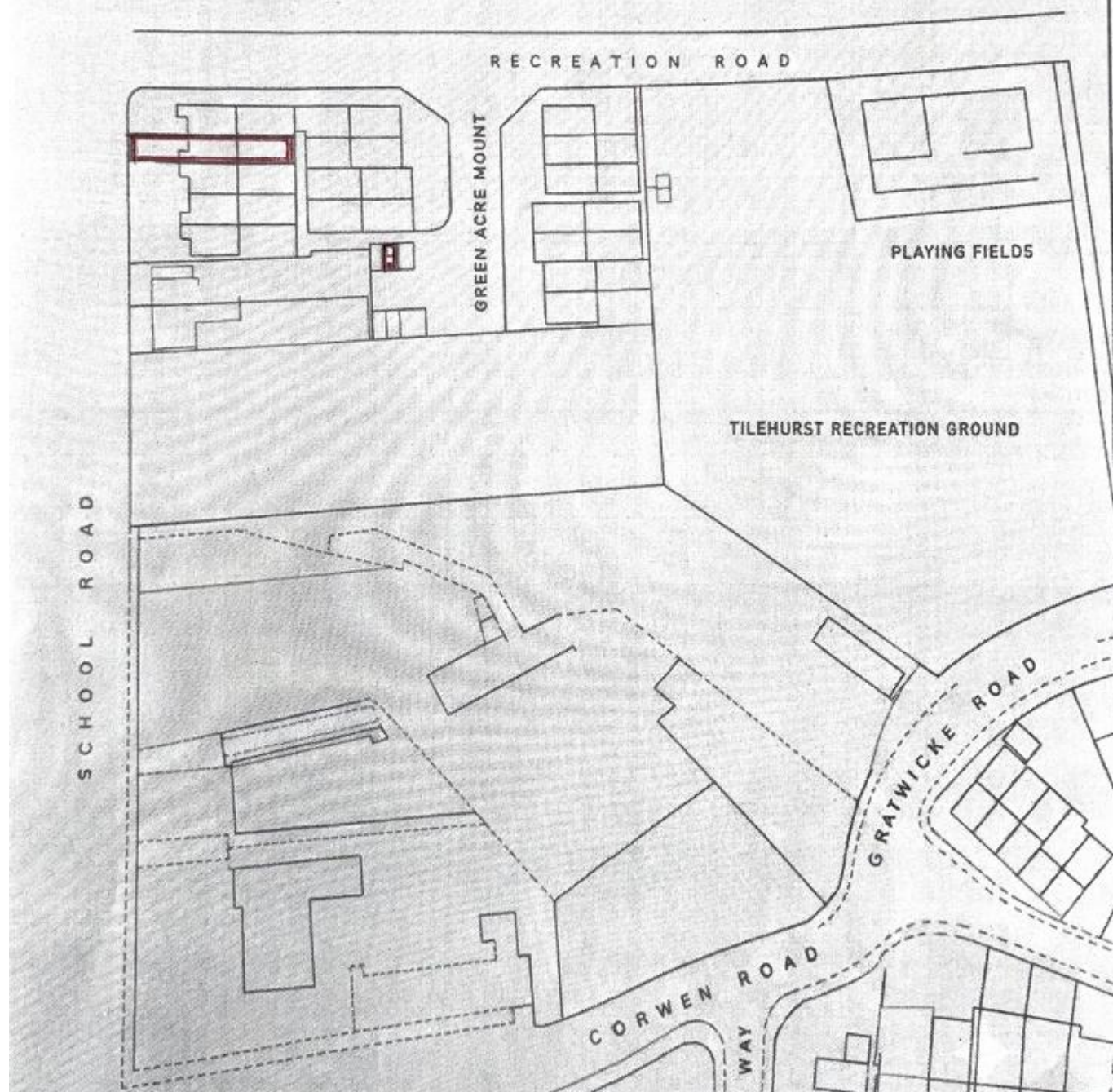
SU 6673

SECTION L

BERKSHIRE
(READING DISTRICT)

Scale 1 : 1250

ADMINISTRATIVE AREA READING



Location Plan

Relevant Planning History

None of relevance.

Internal Consultations

Transport Officer

Relevant Planning Policy and Guidance

National Planning Policy Framework
National Planning Policy Guidance

Reading Borough Council Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy H9 - House Extensions and Ancillary Accommodation
Policy TR3 – Access, Traffic and Highway-related Matters
Policy TR5 – Car and Cycle Parking and Electric Vehicle Charging

Appraisal

The main issues to be considered are:

- a) Design and impact on the character of the area
- b) Parking, Access and Highway matters

a) Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy H9 requires similar.

Whilst the private open plan frontages are a positive addition to the appearance of the public realm, officers note that 2 neighbouring properties have converted the private lawned frontage to off-street parking.

Officers are concerned with the loss of the private green frontage; however, it is noted the applicant intends to use a permeable grass grid base, with paving slabs in between. It is also noted that the proposed off-street parking area will only take up perhaps 50% of the original private frontage. A large proportion of the existing private frontage will remain as lawn with the mature planting retained.

The proposed development should where possible retain as much original planting as possible, retain as much lawn as possible and the materials should integrate with the surroundings. A basic planting scheme including new native hedging to the frontage and/or along the plot boundary to compensate visually for the lost garden area is required.

Any future application will need to be comply with policy CC7 of the Reading Borough Local Plan 2019.

b) Parking, Access and Highway matters

The Vehicle hard-standing area on property frontage should have minimum dimensions of at least 2.4m wide (at the boundary entry point) and a minimum 4.8m length. The vehicle hard standing should be constructed before, or at the same time as the vehicle crossing is constructed.

There is a bollard located outside the property:

Reading Borough Council's Highway team have been consulted regarding the removal of the bollard within the footway and have indicated that they would be willing to remove it, subject to the approval of a full planning application.

Any proposed vehicle crossing must be located a minimum of 10 metres from the junction, which should be clearly demonstrated on the submitted plans.

As School Road is a classified road, visibility splays of 2.4m x 70m must be demonstrated to ensure safe access and egress.

Appropriate measures must be incorporated to prevent surface water runoff onto the public highway. Details of suitable drainage arrangements, including the use of permeable surfacing materials within the site curtilage, should be provided.

Subject to demonstrating compliance with the required junction setback, visibility splays, and drainage provisions, no highway concerns are raised in principle.

Any future application will need to comply with policy TR5 of the Reading Borough Local Plan 2019.

Conclusion

If you were to submit an application as described above it is likely that the Local Planning Authority would support the application for a dropped kerb to the front of the property and a new off-street parking space for a single car within the front garden to enable off-street EV charging at 39 School Road. This is subject to suitable hedge planting and compliance with highway safety requirements.

The points raised above are covered in policies CC7, H9, TR3 and TR5 of the Reading Borough Local Plan 2019.

If you did choose to proceed with an application, please note the following:

Planning policies and guidance can be viewed via the website at the following link:

<https://www.reading.gov.uk/planning/planning-policy/>

The following is required should an application be submitted for Oxford Road Community School and Whitley Park Primary School:

- Correct fee
- Correct application form
- Existing and proposed floor plans and elevations
- Location Plan with the application site outline in red, showing at least two road names
- Block Plan showing the proposed development - plans must be drawn to an appropriate metric scale (usually 1:100 and 1:50)

If you were to submit an application, please note the validation requirements set out in the Validation Checklist. Please refer to the Council's website for details. <https://www.reading.gov.uk/planning-and-building-control/planning-applications/making-a-planning-application/how-to-apply/>

Please note that the advice contained within this letter, or attached report, is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

Yours faithfully,



Gary Miles

Planning Officer

SDV