

**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: Fiona Jones
Cameron Jones Planning
3 Elizabeth Gardens
Ascot
Berkshire
SL5 9BJ

Application No: PL/26/0704
Application type: Full Planning Permission

Applicant: Park Day Nursery (Reading) Ltd.

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: An increase in childcare spaces from 37 to 50 children.

At: 22 Fatherson Road, Reading RG1 4PL

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 15 October 2026



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Acting Director, Planning, Transport & Public
Protection

Application At: 22 Fatherson Road, Reading, RG1 4pl

Application No: PL/26/0704

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CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.
2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Location Plan
As received by the Local Planning Authority 28 May 2026

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.
3. The day nursery shall not be open for day care provision before 07:30 hours nor remain open after 18:00 hours Monday to Fridays and shall not be open at weekends or on public/bank holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).
4. The maximum number of children in attendance at the day nursery hereby permitted at any one time, as recorded in the daily attendance register, shall be 50. For the avoidance of doubt the daily attendance register shall use the 'Family' nursery software system, or any similar electronic/computer attendance recording system which replaces it and is used for recording attendance.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).

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5. The daily attendance register (the 'Famly' nursery software system or any similar electronic/computer attendance recording system which replaces it and is used for recording attendance) shall be made available for inspection to the Local Planning Authority within 21 days of formal written notification of such by the Local Planning Authority. For the avoidance of doubt, the full register shall be made available, showing as a minimum:
- (a) The preceding two years of daily attendance, as recorded in the daily attendance register
 - (b) The names of all children redacted, but showing the age(s) of each child (e.g. child x is x years, x months old) and confirming the number of children on the roll for the relevant time period.

REASON: In order for the Local Planning Authority to monitor and control the number of children in the day nursery, to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).

6. On the first anniversary of this planning permission and annually thereafter, the daily attendance register (the 'Famly' nursery software system or any similar electronic/computer attendance recording system which replaces it and is used for recording attendance) shall be submitted for inspection to the Local Planning Authority. For the avoidance of doubt, the full register shall be made available, showing as a minimum:
- (a) The preceding (one) year of daily attendance, as recorded in the daily attendance register; and
 - (b) The names of all children redacted, but showing the age(s) of each child (e.g. child x is x years, x months old) and confirming the number of children on the roll for the relevant time period

REASON: In order for the Local Planning Authority to monitor and control the number of children in the day nursery, to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).

7. The maximum number of staff in attendance at the day nursery at any one time, and as recorded in the day nursery shift system's recording software, shall be 13.

REASON: In order to protect local residents from unreasonable disturbance in accordance with Policy CC8 of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).

8. The site shall operate as a day nursery use only (Class E(f) creche, day nursery or day centre (not including a residential use)) and for no other use within the same use class within Class E of the Town and Country Planning (Use Classes) Order 2020 (or any Order revoking or re-enacting that Order).

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REASON As other uses within Class E may result in other adverse impacts in terms of noise, disturbance and traffic generation, and in order to protect local residents from unreasonable disturbance in accordance with Policy CC8 of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).

9. No more than 29 children plus 7 staff shall be present within the rear garden area of the site at any time. For the avoidance of doubt, the rear garden area is all of the land within the site to the west (rear) of the application site, not covered by the host building (22 Fatherson Road).

REASON: due to the proximity of other residential properties and in order to protect local residents from unreasonable disturbance in accordance with Policy CC8 of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).

10. The day nursery shall at all times be operated in accordance with the approved travel plan (Wigwam Nursery, 22 Fatherson Road, Tilehurst [sic.] Travel Plan for Wigwam Day Nursery by Motion, dated 30/4/26).

On the first anniversary of the approved Travel Plan and annually thereafter, an annual review of the Travel Plan shall be submitted to and approved by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the use and shall be compared with the initial survey carried out. In the event of a reduction in movements not being achieved, the annual review shall propose such additional measures and a timetable for their implementation as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This shall include such options as a greater provision of subsidised transport where required. The additional measures shall be carried out and maintained in accordance with the approved annual review and timetable.

REASON: In order for the Local Planning Authority to control traffic generation and disturbance at the site, in order to protect local residents from unreasonable disturbance in accordance with policies CC8 and TR3 of the Reading Borough Local Plan (2019) and policies P3 and TR3 of the NPPF (2026).

11. No air conditioning unit or any other external plant shall operate before 07:30 hours or after 18:00 hours Monday to Fridays and not at all on weekends or public/ bank holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the plant equipment in accordance with policies CC8 and EN17 of the Reading Borough Local Plan (2019) and Policy P3 of the NPPF (2026).

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

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2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
3. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
4. The applicant is advised that noise issues are separately controlled by the Local Authority under the Environmental Protection Act 1990.
5. No advertisement consent is approved as part of this application and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).
6. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.

<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>

You can also find advice and submit an application using the Planning Portal.

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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