

Reading Borough Council

Town & Country Planning Act 1990 (as amended)

Section 188 Enforcement Register of Notices served

Effective Date: from 26/06/2023

Please note that where a notice is subject of an appeal the compliance period is held in abeyance until an appeal is determined.

Notices withdrawn from the Register do not appear.

Council reference	Notice Type	Date of Service	Takes Effect	Location	Breach Description	Compliance period	s174 Appeal	OUTCOME	Retention
700232	s172	28/06/2023	01/08/2023	324-326 Oxford Road, Reading, RG30 1AF	Without planning permission, the construction of a large front extension, across the shop frontages of 324-326 Oxford Road, Reading, RG30 1AF.	Complied with	No	Removed	Yes
655643	s172	30/08/2023	02/10/2023	72 Redlands Road Reading RG1 2HU	Without planning permission, the installation of replacement UPVC casement windows in an historic building in the Redlands Conservation Area.	3 months	No	Second bite EN served subject of an appeal	Yes
670509	s172	22/11/2023	23/12/2023	1 Hawk Cottages	Without planning permission, the erection of two dwellings on land associated with 1 Hawk Cottages, Reading	6 months	Dismissed	Awaiting compliance	Yes
687965	S172	06/12/2023	10/01/2024	172 Oxford Road	Without planning permission, operational development of a single-storey extension to the rear of the premises to facilitate food preparation and storage, contrary to Class A.1(a)(i)(aa) and Class A.1(c)(ii) and Class A.2(b) of Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015	Complied with	No	Removed	Yes
635621 749909	S172	10/01/2024	12/02/2024	20 Norcot Road	Without planning permission, the material change of use of the land from vehicle sales and associated garage workshop to a mixed use of (i) vehicle wash and valeting business (sui generis) involving operational development by the erection of (a) a waiting room, as shown edged black and annotated on the attached plan.	6 months	<a href="#">Yes - part allowed</a>	Car wash removed	Yes
635621 749909	S172	10/01/2024	12/02/2024	20 Norcot Road	Without planning permission, the material change of use of the land from vehicle sales and associated garage workshop to a mixed use of vehicle bodyshop and spraying business with vehicle storage (sui generis), involving operational development by the erection of (a) a vehicle body spraying building, (b) a lean-to extension to the workshop garages, as shown edged black and annotated on the attached plan.	6 months	<a href="#">Yes - part allowed</a>	PL/24/1534 subject of a s78 appeal in progress	Yes
673423	s172	16/01/2024	19/02/2024	82-84 Whitley Street	Without planning permission, the erection of an extension on the shopfront of the premises with the display of signage	Complied with	No	Removed	Yes

728881	s172	06/02/2024	08/03/2024	275 Oxford Road	Without planning permission, operational development involving the erection of a new shopfront extension, forward of the principal elevation of the premises.	Complied with	No	Removed	Yes
685125	s172	07/02/2024	08/03/2024	267-271 Oxford Road	Without planning permission, operational development involving the erection of a new shopfront to the existing building and the construction of a metal framed, metal clad extension forward of the principal elevation of the building.	Complied with	No	Removed	Yes
769626	s172	14/03/2024	15/04/2024	273 Oxford Road	Without planning permission, operational development involving the erection of an extension forward of the principal elevation of the building.	Complied with	No	Removed	Yes
765004	s172	17/04/2024	20/05/2024	185A Oxford Road	Without planning permission, the erection of a shopfront shutter together with the display of illuminated fascia signage.	2 months	<a href="#">Press release</a>	Prosecuted. Complied	Yes
760307	s172	22/05/2024	19/06/2024	7 Whitley Street	Without planning permission, the erection of a rear extension onto the commercial premises.	Complied with	No	Removed	Yes
754808	s172	22/05/2024	19/06/2024	4-6 School Road	Without planning permission, the erection of a rear extension.	Complied with	No	Removed	Yes
769671	s172	04/06/2024	05/07/2024	288-290 Oxford Road	Without planning permission, operational development involving the erection of an extension forward of the principal elevation of the ground floor Class E premises.	Complied with	No	Removed	Yes
PE/23/0250	s172	19/08/2024	20/09/2024	308 Oxford Road	Without planning permission, the erection of a shopfront extension and shutter	2 months	No	Removed	Yes

PE/22/0049	s172	19/08/2024	20/09/2024	97 Kings Road	Without planning permission, the alteration of the shopfront fascia board by the installation of a push-through illuminated LED sign with dimmable fairy lights.	2 months	No	Awaiting compliance	Yes
PE/22/0065	s172	13/09/2024	15/10/2024	10 Anglefield Road	Without planning permission, the erection of a rear extension.	6 months	<a href="#">In progress</a>	Awaiting compliance	Yes
PE/18/0009	s187A	13/09/2024	13/09/2024	LTRO 50 Norcot Road Tilehurst	Non-compliance with condition 4 and 9 of 121465	2-4 months	n/a	Prosecuted. Awaiting compliance	Yes
PE/23/0199	s172	20/09/2024	21/10/2024	11 Whiteknights Road	Notice 1 - Without planning permission, non-compliance with condition 2 of 201166 for boundary scheme of 925mm high brick wall with railings on top and matching 2000mm high railings for gates with birck piers 2100mm high.	2 months	<a href="#">Appeal dismissed</a>	Awaiting compliance	Yes
PE/23/0199	s172	20/09/2024	21/10/2024	11 Whiteknights Road	Notice 2 - Without planning permission, non-compliance with condition 2 of 210328 (allowed on appeal) for single storey rear extension.	2 months	<a href="#">Appeal dismissed</a>	Awaiting compliance	Yes
PE/24/0048	s172	22/11/2024	23/12/2024	324-326 Oxford Road, Reading, RG30 1AF	Without planning permission, the construction of a front extension, across the shop frontages of 324-326 Oxford Road, Reading, RG30 1AF.	Complied with	<a href="#">Press release</a>	Prosecuted. Removed	Yes
PE/23/0063	s172	05/12/2024	06/02/2025	2 Lorne Street Reading RG1 7YN	Without planning permission, the erection of a building forward of the principal elevation.	Complied with	No	Removed	Yes
PE/23/0063	s172	10/03/2025	08/04/2025	2 Lorne Street Reading RG1 7YN	Without planning permission the erection of a boundary fence scheme greater in height than 1 m, adjacent to the highway and within the curtilage of a listed building	Complied with	No	Removed	Yes

PE/24/0035	s172	09/01/2025	11/02/2025	146a Wokingham Road Reading RG6 1JL	Without planning permission the development of a shopfront extension forward of the principal elevation.	3 Months	No	Almost complied	Yes
PE/24/0075	s172	13/01/2025	11/02/2025	78 Grovelands Road Reading RG30 2NY	Without planning permission the development of an outbuilding	3 Months	<a href="#">Dismissed</a>	Complied	Yes
PE/21/0201	s187A	10/02/2025	10/02/2025	2A, 2B, 2C West Hill Reading RG1 2PN	Non-compliance with condition 2 of 150517	9 months	<a href="#">Dismissed</a>	Awaiting compliance - s78 appeal in progress	Yes
PE/21/0201	s187A	10/02/2025	10/02/2025	2A, 2B, 2C West Hill Reading RG1 2PN	Non-compliance with condition 2 and 19 of 150517	9 months	<a href="#">Dismissed</a>	Awaiting compliance - s78 appeal in progress	Yes
PE/19/0193	s172	09/09/2025	10/10/2025	72 Redlands Road, Reading, RG1 5HU	Without planning permission, the installation of UPVC replacement casement in an historic building in the Redlands Conservation Area	3 months	<a href="#">In progress</a>	n/a	Yes
PE/23/0029	s172	04/04/2025	07/05/2025	32 Manor Park Close, Tilehurst, Reading, RG30 4PS	Without planning permission, the alteration of a means of enclosure to the rear of the property by the installation of timber trellis panels over a brack wall adjacent to the highway.	2 months	<a href="#">In Progress</a>	n/a	Yes
PE/24/0084	s172	04/04/2025	07/05/2025	37 Chiltern Road, Caversham, Reading, RG4 5HR	Without planning permission, the erection of a fence adjacent to a highway used by vehicular traffic which exceeds 1.00m in height contrary to Schedule 2, Part 2, Class A.1 (a) (ii) of the General Permitted Development Order 2015 (as amended)	1 month	<a href="#">Part allowed</a>	Complied	Yes
PE/24/0104	s187A	06/04/2025	06/04/2025	32 Ashampstead Road Reading RG30 3LA	Non-compliance with condition 3 of 231271	4 Months	No	Awaiting compliance	Yes

PE/23/0007	s172	06/06/2025	07/07/2025	8 Blenheim Road, Reading, RG1 5NQ	Without planning permission, a material change of use involving the subdivision of the property from a single dwellinghouse (C3) to two self-contained flats (dwellings).	6 months	No	App submitted PL/25/1685	Yes
PE/24/0063	s172	25/03/2025	25/04/2025	19 Ashley Road Reading RG1 6HT	Without planning permission, contrary to the provisions of the General Permitted Development Order 2015 (as amended), the alterations to a garage to provide a front extension and a new entrance to the property.	6 months	<a href="#">In Progress</a>	n/a	Yes
PE/24/0052	s172	17/12/2025	23/01/2026	Land Adjacent to 12 St Benets Way	Without planning permission the material change of use of land (encroachment) from open woodland to use as domestic garden of 12 St Benets Way.	9 months	<a href="#">Yes</a>	n/a	Yes
PE/22/0061	s172	18/02/2026	20/03/2024	11 Duke Street Reading	Without planning permission, the alteration of the building's shopfront which involves the erection of a roller shutter and a fascia board above the shopfront window and existing fascia which includes the display of an illuminated advertisements in a Conservation Area	2 Months	No	Awaiting compliance	Yes
PE/24/0207	s172	18/02/2026	20/03/2024	2 Kings Road Reading	Without planning permission, the erection of three (3) roller shutters on a ground floor retail building.	2 Months	No	Awaiting compliance	Yes
PE/24/0207	s172	18/02/2026	20/03/2024	4 Kings Road Reading	Without planning permission, the erection of a roller shutter on a ground floor retail building.	2 Months	No	Complied	Yes
PE/24/0151	s172	18/02/2026	20/03/2024	9 Canterbury Road Reading	Without planning permission, the erection of a boundary scheme (wall with pillars) above 1m adjacent to the highway.	3 Months	No	Awaiting compliance	Yes
PE/22/0058	s172	25/03/2026	01/05/2026	229 Oxford Road, Reading	Without planning permission, the material change of use from C3 dwellinghouse to four (4) flats	9 Months	No	Awaiting compliance	Yes

PE/24/0100	s172	25/03/2026	01/05/2026	2 Newport Road (aka 97A York Road) Reading	Without planning permission, the material change of use of an outbuilding located within the curtilage of a dwellinghouse to an independent self-contained unit of accommodation (dwellinghouse)	9 Months	Yes - link to follow	n/a	Yes
PE/25/0010	s172	08/04/2026	09/05/2026	18 Donkin Hill Reading	Without planning permission the erection of a front boundary wall	3 Months	No	Awaiting compliance	Yes
PE/22/0090	s172	15/05/2026	19/06/2026	41 St Johns Road	Without planning permission, the erection of a rear extension	6 months	No	Awaiting compliance	Yes
PE/22/0090	s172	15/05/2026	19/06/2026	41 St Johns Road	Without planning permission, an alteration to the roof of the dwellinghouse	6 months	No	Awaiting compliance	Yes
PE/24/0094	s172	12/06/2026	14/07/2026	57 Birdhill Avenue	Without planning permission, the erection of a single storey rear extension and land raising operations in the rear garden of the property.	6 months	No	Awaiting compliance	Yes