

**Appeal APP/E0345/C/24/3354043**

**Persian Palace 2 Bridge Street, Caversham, Reading, RG4 8AA**

**Representation on behalf of Caversham and District Residents' Association**

We urge the Planning Inspector to dismiss this appeal.

This structure sits in the river when levels are high. And the retrospective application clearly does not represent the structure in place. It is not a terrace and canopy as indicated in the plans, but an enclosed structure which fills with water during floods. This invalidates the flood risk assessment which appears to be based on an open structure.

Flooding occurred in 2024 - see photo - and again in 2025. The presence of the structure in the water clearly impedes the flow of the river and places additional pressure on the adjacent historic Caversham Bridge which will celebrate its centenary in 2026. Several properties in the area suffered flooding and the risk to them is increased by this unauthorised structure. With heavy rain and high river levels, this remains a serious concern. Nearby property owners have gone to considerable lengths to reduce their flood risk and the surrounding area, which this development, done without planning permission, now exacerbates.

We would like to remind the Inspector of Environment Agency clear objections:

- The development is not compatible with NPPF requirements for this type of Flood Zone.
- The proposal is contrary to Reading Borough Council's Local Plan adopted in November 2019 for policy EN18 - Flooding and Sustainable Drainage.
- An additional structure would be required to conform with the NPPF on flood risk, for which the required permit has not been sought.

