

NON-RESIDENTIAL PLANNING COMMITMENTS

AT 31 MARCH 2017

Information on the progress of residential development between
1 April 2016 and 31 March 2017 in Reading Borough



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between 1 April 2016 and 31 March 2017 in Reading Borough

Published May 2017

EXECUTIVE SUMMARY

This publication looks at commitments for non-residential development in Reading Borough at 31 March 2017. It deals with change in the amount of floorspace, based on planning records. It includes those sites that have planning permission (hard commitments) and those that have been identified in principle as being suitable for development (soft commitments).

The key net figures for Reading Borough for the monitoring year 1 April 2016 to 31 March 2017 are summarised below:

	Newly permitted	With permission but not started	Under const	Total hard commits O'standing (N/S + U/C)	Soft commits	Total hard and soft	Completed	Lapsed
A1	-2,244	16,346	-1,646	14,700	3,908	18,608	-15,141	5,192
A2	557	557	0	557	0	557	-48	0
A3	2,033	2,942	185	3,127	0	3,127	359	560
A4	741	801	-548	253	0	253	-395	-452
A5	187	105	0	105	0	105	187	0
B1	-14,017	298,571	21,641	320,212	384	320,596	-18,869	34,604
B2	103	-536	24,200	23,664	0	23,664	5,493	124
B8	5,206	1,459	5,058	6,517	330	6,847	-62	-10,277
C1	3,334	16,836	89	16,925	0	16,925	0	10,451
C2	9,084	26,597	-5,337	21,260	0	21,260	-1,285	0
D1	9,817	-863	24,335	23,472	0	23,472	6,986	2,039
D2	1,471	37,422	-298	37,124	0	37,124	722	129
SG	-406	9,162	4,159	13,321	7,981	21,302	-6,989	-288

In terms of new completions, the trend of a loss of offices has continued this year. This continues a ten-year trend of loss of offices, which has accelerated in recent years with the permitted development right to convert offices to housing. This year has also seen the demolition of office floorspace at Station Hill. The overall net loss is lower than the previous two years, largely because it is partly mitigated by completions of office buildings at Aldwych House and Forbury Place. The other notable loss of floorspace is in retail, but this is largely due to the demolition of floorspace at Station Hill in advance of new development that will include retail. The completion of over 5,000 sq m of new industrial floorspace bucks recent trends, and is the highest positive net gain in the last 20 years.

In terms of development under construction, the trend in most use classes is for a net gain. For offices, supply will be boosted by the completion of Thames Tower and the second building at Forbury Place, in line with the general trend of conversion of older accommodation to residential, particularly in fringe areas of the town centre, and development of new high quality office close to the station. There are also strong levels of B2 and B8 floorspace under construction, as well as two new or redeveloped schools underway at the former Elvian School and Reading Girls.

Outstanding permissions continue to show a vast amount of office floorspace with unimplemented permission, albeit this is partly countered by a number of new prior approvals for loss of offices to residential. Many of the older schemes have been outstanding for some years, and there is a question mark over whether they will ever be implemented.

Trends are always difficult to identify in the annual commitments exercise, as figures can be hugely swayed by single developments. However, in general, the completions show an overall loss of offices in particular, as many older buildings are converted to residential (including student accommodation), countered by investment in new, large-scale high-quality office floorspace close to the station.

In terms of how these figures fit into longer trends, there has been a continued reduction in B1/B2 floorspace to by far the lowest level in some decades. This is set against a recent trend of an increase in B8 floorspace which now appears to have stabilised. Other uses tend to fluctuate somewhat from year to year.

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1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2017 survey of Non-Residential Planning Commitments in Reading Borough. Its purpose is to monitor change in the amount of floorspace in various non-residential uses.
- 1.2 The changes in floorspace are monitored through the planning process. This document shows the overall change in amount of floorspace in terms of what has planning permission at 31 March 2017, and what has been completed during the monitoring year (1 April 2016 to 31 March 2017).
- 1.3 Surveys of employment commitments have been produced annually for the Berkshire area for over 20 years. Up until 2010 this information was collected and published for Reading by the Berkshire Unitary Authorities' Joint Strategic Planning Unit (JSPU). However, the responsibility for monitoring of commitments was transferred to Reading Borough Council early in 2011.
- 1.4 The notes in the sections 1 to 3 of this report explain the background to the non-residential commitments, the methodology involved in carrying out the survey and how to use the schedules.
- 1.5 Section 4 contains the summary tables. These provide the following:
 - Amount of floorspace (net) with planning permission that had not been started at 31 March 2017;
 - Amount of floorspace (net) that was under construction at 31 March 2017;
 - Amount of floorspace (net) with permission that was outstanding at 31 March 2017 (i.e. the total of floorspace not started and under construction);
 - Amount of floorspace (net) without planning permission but agreed in principle at 31 March 2017 ('soft commitments');
 - Amount of floorspace (net) that has been completed between 1 April 2016 and 31 March 2017;
 - Amount of floorspace (net) newly permitted between 1 April 2016 and 31 March 2017; and
 - Amount of floorspace (net) for which planning permission had lapsed at 31 March 2017.
- 1.6 Section 5 looks at how the figures from this year's commitments survey compare to those from previous years.
- 1.6 Sections 6 and 7 contain the detailed schedules of the sites that have fed into the summary tables, which list all sites with a commitment for non-residential development (over 100 sq m) within the monitoring year and describes their status at 31 March 2017.
- 1.7 This document has been produced alongside the Residential Planning Commitments at 31 March 2017 document.
- 1.8 For any queries, please contact the LDF Team, Planning Section, Reading Borough Council on 0118 9373337 or planningpolicy@reading.gov.uk.

2. METHODOLOGY

- 2.1 The non-residential commitments surveys (previously called Employment Commitments) are updated and published each year, covering the monitoring year 1 April to 31 March. The 2016 survey has been updated to 2017 in four stages:
- (1) Outstanding commitments at March 2016 were identified from the previous survey¹.
 - (2) Relevant planning permissions granted between 1 April 2016 and 31 March 2017 were identified from the Council's planning application records. Individual planning application forms, decision notices and plans were examined where necessary. In cases where more than one alternative permission relates to the same site, the floorspace applicable to the most recent permission is counted as it is assumed that this is the permission most likely to be implemented, unless there is reason to believe otherwise. Reference is however made to any alternative permissions in the text. Once it is clear which permission is being implemented, any alternative proposals are superseded.
 - (3) Each new commitment was allocated to a use class, or use classes.
 - (4) All sites were visited by Council officers in order to establish building progress for both commitments outstanding at March 2016 and the more recent commitments. These visits were carried out as soon after 31 March 2017 as possible, generally during April and May 2017. Building progress was classified as 'not started', 'under construction' or 'completed'.
- 2.2 Commitments which have been completed and permissions which lapsed in the period 1 April 2016 to 31 March 2017, are listed in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are accumulated separately in Table 7.
- 2.3 Sites which have any of the following characteristics are included in both this document and the Residential Commitments document at March 2017:
- a. Sites with alternative residential and non-residential commitments
 - b. Sites with a commitment for mixed-use including both residential and non-residential use; and
 - c. Sites where there is a loss of non-residential for residential use, or vice versa.
- 2.4 A commitment is defined as an amount of development, which has been approved for a particular use. Floorspace figures are expressed in square metres.

¹ http://www.reading.gov.uk/media/5442/Non-residential-commitments-2015-16/pdf/Non-Residential_Commitments_15-16.pdf

2.5 There are two types of commitment:

- 1 Hard commitment - a site with the benefit of a valid planning permission;
- 2 Soft commitment - a site without a valid planning permission but which has been identified in local plans or is subject to an outstanding Section 106 agreement. These are allocated to the following categories:
 - Developments for which approval has been indicated, usually at Planning Applications Committee, but remain subject to an outstanding Section 106 agreement;
 - Developments which have been identified in a local plan but which have no formal planning permission.

2.6 The land use categories in the survey are based on the uses contained in the Town and Country Planning (Use Classes) Order 1990, as amended by the Use Classes (Amendment) Order 2005² and General Permitted Development (Amendment) Order 2005 and any further amendments since. An outline specification for each use is given below:

- A1 Shops and premises for selling goods. Retail warehouses, post offices, travel agents and internet cafes are included in this category, but not amusement arcades, garages, restaurants or shops selling hot food for consumption off the premises.
- A2 Independent office premises in use for financial and professional services where the majority of services are provided to visiting members of the public. Banks, estate agents, employment agencies and solicitors are included in this category but not taxi businesses, betting shops or payday lenders.
- A3 Restaurants and cafes where the primary purpose is the sale and consumption of food and light refreshment on the premises.
- A4 Drinking establishments i.e. Public Houses, Wine Bars etc.
- A5 Hot food take-aways where the primary purpose is the sale of hot food to take away.
- B1 Independent office uses (other than for A2 above), research and development of products or processes and light industrial uses.
- B2 General industrial uses.
- B8 Buildings used independently of other uses for storage and/or wholesale distribution. Open storage is excluded for the purposes of this exercise.
- C1 Hotels and guest houses but not hostels.

² The Use Classes Amendment Orders 2005 brought in two new use classes; these were for the introduction of A4 and A5 uses, details of which are included above.

- C2 Residential institutions. This category includes hospitals, nursing homes, residential schools or training centres and premises used for the provision of residential accommodation for those in need of a significant amount of care.
- D1 Non-residential institutions. This category includes premises used for medical or health services, day nurseries, schools, public libraries and museums.
- D2 Assembly and leisure, including cinemas, concert halls, bingo halls, dance halls, gymnasiums and swimming pools but excluding theatres and nightclubs.
- SG Sui Generis. This comprises uses that do not fall within the specified use classes.
- 2.7 Developments are only recorded in the schedules if the net change in floorspace is at least 100 sq m. They are classified into one or a combination of the site uses explained above, usually based on the information on planning application forms or any more recent submitted information.
- 2.8 Commitments are assigned to the various land use categories in the report on the basis of the type of use that forms the main or principal component, except where there is an obvious joint main use on the site. Commitments that are for a range of business (B1), industrial (B2) and/or warehousing (B8) are usually attributed to the business use class (B1), since that is considered to be the use with the potential to generate the greatest amount of employment per unit area. It is, however, recognised that the floorspace could be used for industrial (B2) or warehousing (B8) purposes. Ancillary floorspace is included within the main use, e.g. a development of 1,000 sq m of B8 (warehousing) floorspace plus 200 sq m of ancillary B1 (office) floorspace is recorded as 1,200 sq m under the main site use which in this instance would be B8 (warehousing).
- 2.9 A change of use from one main site use to another is recorded as a gain for one use and a loss of another, e.g. A1 (retail) -200 sq m; B1 (office) +200 sq m.
- 2.10 The net change in floorspace disregards unauthorised uses and takes into account permitted uses only. For instance, a permission for the redevelopment of premises being occupied for B1 uses without consent, will result in an addition of the gross floorspace of the new B1 building to the commitment total.

3. UNDERSTANDING THE TABLES

- 3.1 This section describes and clarifies the information presented in the tables in sections 4, 6 and 7.

UNDERSTANDING THE SUMMARY TABLES

- 3.2 Section 4 contains seven summary tables, which contain information on developments that have not started, are under construction, are outstanding, are agreed in principle, have been completed, were newly permitted this year and have lapsed.
- 3.3 All tables show the amount of floorspace by square metres (gross internal area, usually based on the information given on planning application forms) in each use class (see paragraph 2.6) which has the relevant status.
- 3.4 As well as an overall total for the Borough, totals within two different categories are shown:
- **By Ward**
Reading Borough Council is broken down into 16 wards (see figure 1). A total for each ward is given³.
 - **By Development Plan Designation**
The totals for a number of different planning designations for the area, based on existing development plan documents (see figure 1):
 - Central Reading - the boundary of Central Reading is the boundary of the Reading Central Area Action Plan (adopted 2009).
 - Smaller Centres - the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy CS26 of the Core Strategy (adopted 2008). The boundaries are those shown on the adopted Proposals Map, accompanying the Sites and Detailed Policies Document (SDPD) (adopted October 2012).
 - Town Centres sub-total - this is the sub-total for Central Reading and the smaller centres.
 - South Reading - the Core Strategy (adopted 2008) focuses a significant amount of development on South Reading, and this is translated into a South Reading Framework within the SDPD. The boundary used for monitoring this is the definition of South Reading in Chapter 13 of the SDPD.
 - Core Employment Areas (CEAs) - policies CS10 and CS11 of the Core Strategy (adopted 2008) refer to Core Employment Areas as being the areas where new industrial and warehousing uses will be focused, and where existing

³ No figure for parishes is given, as Reading Borough has no parishes.

employment will be protected. The boundaries of the CEAs are shown on the adopted Proposals Map, accompanying the SDPD (Policy SA12) and it is these boundaries that are referred to here.

It is important to note that the figures within this set of designations do not sum, because there is some overlap - i.e. some sites will be within both South Reading and a Core Employment Area, or within both South Reading and a defined centre.

- 3.5 The seven tables are divided by status, and these are described below.
- 3.6 **Table 1** shows the amount of net floorspace (i.e. taking account of both gains and losses) with planning permission (including both full and outline) but not yet started at 31 March 2017.
- 3.7 **Table 2** shows the amount of net floorspace with planning permission that was under construction at 31 March 2017. This starts from the digging of footings and laying of foundations, and ends when work has completed⁴. For changes of use, this includes the period of making internal alterations.
- 3.8 **Table 3** shows the total amount of net floorspace outstanding at 31 March 2017. This consists of net floorspace not started and net floorspace under construction, and therefore is a sum of tables 1 and 2.
- 3.9 **Table 4** shows the amount of net floorspace without planning permission but accepted in principle. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':
- Sites where there has been a resolution to grant permission, often at Planning Applications Committee, but where the decision had not been officially issued at 31 March 2017. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
 - Sites which are allocated for non-residential development in an adopted development plan but where planning permission has not yet been granted.
- 3.10 Allocated floorspace is only included in this table if a figure is set out within the allocation itself. This is generally not the case for non-residential floorspace, so in many years there are no development plan allocations shown.
- 3.11 The inclusion of such soft commitment sites in the document does not necessarily represent a commitment to approve the development. It is not therefore comparable with an outstanding planning permission, nor is it necessarily an indication of a site's continued acceptability for development. All future planning applications on these sites will be considered on their individual merits by the Council.

⁴ It should be noted that the definition of when construction has begun for these purposes may differ from the definition of whether a permission has been implemented for legal purposes.

- 3.11 **Table 5** shows the amount of net floorspace completed between 1 April 2016 and 31 March 2017. Floorspace is completed for these purposes when work on it has ended, even if it is still unoccupied.
- 3.12 **Table 6** shows the amount of net floorspace newly permitted between 1 April 2016 and 31 March 2017. Its purpose is to show where new sites are coming forward. As such, it does not include developments which are the same as, or similar to, previous or existing permissions on the same site.
- 3.13 **Table 7** shows the amount of net floorspace for which planning permission had lapsed between 1 April 2016 and 31 March 2017. Planning permissions are generally subject to a condition requiring that work begins within a certain period, and an unimplemented permission lapses when that period runs out. Once lapsed, the developments no longer have planning permission. The standard period is generally three years, although other periods may be specified in individual cases.
- 3.14 Previous documents have also included **Tables 8 to 14**, which set out the same information as above but for gross change, i.e. not taking account of the losses of floorspace. This is not considered to add much to the document, and has therefore been excluded in the most recent documents. The information is available from the Council if required.

UNDERSTANDING THE INDIVIDUAL SCHEDULES

- 3.15 Sections 6 and 7 list the individual sites which have fed into the overall figures in section 4.
- 3.16 Section 6 lists the 'hard commitments'. Hard commitments are sites with planning permission.
- 3.17 Section 7 lists the 'soft commitments'. Soft commitments are sites without a planning permission, but where the principle of development has been agreed. See paragraph 3.9 above.
- 3.18 The schedules are ordered by ward, and then code, and in each case, the following information is presented.
- **Ward**
The ward that the development is in. In the case of development that covers more than one ward, it is listed under the ward in which the largest part of the site falls.
 - **Code**
This is a unique identifier used only for the commitments exercise. Where a site has a number of different commitments, the code for each commitment ends with a /1, /2, /3 etc. Unlike in previous years, a separate entry is no longer included for extensions of time or variations of condition. Entries are now only separated where they are distinct proposals.
 - **Grid Reference**
The grid reference of the centre point of the development site.

- **Site Area**
The gross site area of the development in hectares.
- **Address**
- **Planning Policy Designations**
Whether or not the development falls within a defined centre or within a Core Employment Area (see paragraph 3.4).
- **Application number and type**
The planning application for the development. In the case of the non-residential commitments, applications on the same site are generally listed separately. In some cases, there are alternative proposals for the same site. In other cases, there have been outline applications followed up by reserved matters, or extensions of time or variations of condition etc. The floorspace figures are usually only listed against one application (unless applications contain additional floorspace on the same site) to avoid double-counting. Where possible, the description of development and comments in the schedule refers to other relevant permissions.

The type of applications are as follows:

- FUL: Application for full planning permission.
- OUT: Outline application, i.e. a planning application to approve the principle of the development, for which more detailed permission ('reserved matters') is required before building can commence.
- REM: Reserved matters, i.e. the detailed permission to enable an outline permission to be implemented.
- COU: Application for a change of use between use classes.
- CLE: Certificate of Lawful Use (Existing) - an application to ensure that development that has already taken place (often without planning permission) is lawful.
- CLP: Certificate of Lawful Use (Proposed) - an application to ensure that proposed development would be lawful, generally because it would not require planning permission.
- VARIAT: An application to vary conditions on an existing permission.
- EXT: Application for extension of time, to extend the time limit of an existing planning permission.
- PRA: Application for prior approval - recently, a number of types of change of use have been classed as permitted development requiring prior approval only rather than a full application. This includes changes of use from B1 office to residential.

In the case of the development plan allocations in the 'Soft commitments' schedule (where they are listed), the policy reference is used instead of an application number.

- **Applicant**

The person or organisation who applied for planning permission.

- **Status by use class**

This shows the amount of floorspace within each use class (see paragraph 2.6), against the status of that floorspace. The following different statuses are shown:

- Already Comp 2016 - Floorspace that had already been completed on site by the start of the monitoring year, and does not therefore count towards this year's figures.
- Comp during 2016-17 - Floorspace that was completed on site during the monitoring year.
- Under Construction - the amount of floorspace under construction at 31 March 2017.
- Not Started - the amount of floorspace with planning permission but not yet started at 31 March 2017.

Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' within the description. Likewise, the figures will be zero if figures are already counted against another application on the same site.

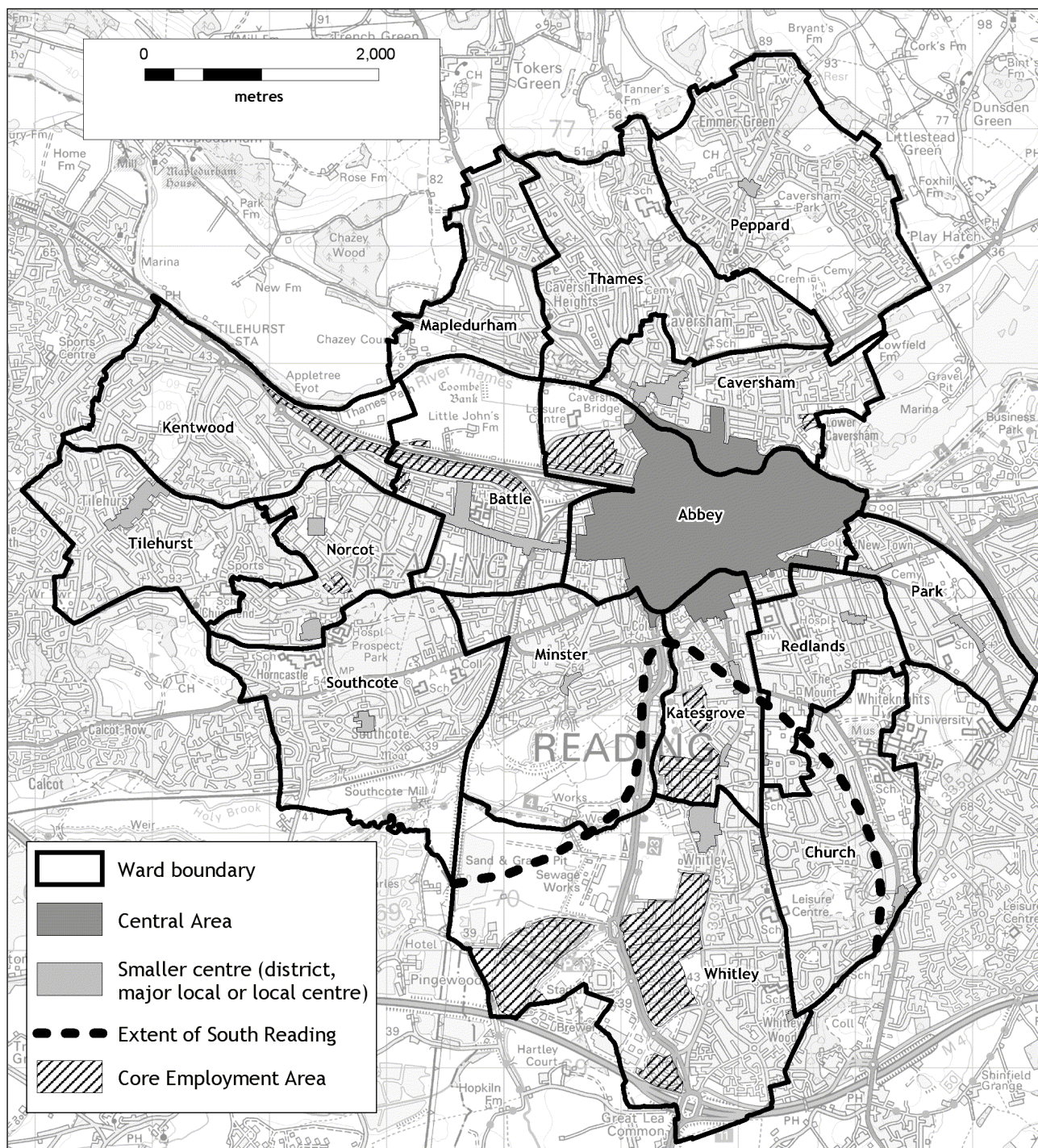
- **Description of development and comments**

This text describes the proposed development, and its relationship to any other developments shown in the schedule, and includes any other pertinent information.

- 3.19 Some large sites are subject to an overall outline permission, reserved matters and full permissions for particular developments on various parts of the site. In the past, these sites have been divided into their constituent parts, with the code for each commitment ending with a /1, /2, /3 etc. The floorspace and/or the site area remaining under the original outline consent was formerly detailed under a separate record. However, now, where possible, there is a single entry for a large site to reduce the complexity of the schedules.

Figure 1: Wards and Development Plan Designations in Reading

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4. SUMMARY TABLES

Table 1 - Planning Permissions (Hard Commitments) Not Started - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	16,346	557	2,942	801	105	298,571	-536	1,459	16,836	26,597	-863	37,422	9,162
By Ward													
Abbey	13,913	0	2,148	181	0	107,893	-536	-573	-889	0	-1,451	5,744	706
Battle	135	0	0	0	105	-23	0	-765	0	2,000	0	-80	502
Caversham	501	0	524	0	0	2,052	0	0	0	0	0	652	-146
Church	0	0	0	0	0	0	0	0	12,191	0	0	0	0
Katesgrove	-678	0	0	-121	0	-6,935	0	0	0	7,087	-130	0	595
Kentwood	-109	0	0	0	0	-217	0	0	0	0	0	0	-108
Mapledurham	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Minster	-939	0	0	0	0	186	0	0	0	298	137	0	-298
Norcot	0	0	0	0	0	0	0	0	0	0	-1,978	0	192
Park	-113	0	0	0	0	-370	0	0	0	0	0	0	-353
Peppard	119	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	-612	0	0	0	9,867	907	0	-544
Southcote	0	0	0	0	0	0	0	0	0	0	143	0	0
Thames	0	0	0	0	0	0	0	0	0	4,045	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	149	0	0
Whitley	3,517	557	270	741	0	196,597	0	2,797	5,534	0	1,360	31,106	8,616
By Development Plan Designation													
Central Reading	13,845	0	2,018	181	0	103,350	-536	-573	-889	7,223	-1,581	4,917	526
Smaller Centres	636	0	524	0	105	102	0	-158	0	0	0	1,386	-105
Town Centres Sub-Total	14,481	0	2,542	181	105	103,452	-536	-731	-889	7,223	-1,581	6,303	421
South Reading Total	2,578	557	270	741	0	196,597	0	2,797	5,534	0	1,360	31,106	8,616
Core Employment Areas Total	0	0	0	0	0	71,754	0	-607	0	0	0	0	607

Table 2 - Planning Permissions (Hard Commitments) Under Construction - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-1,646	0	185	-548	0	21,641	24,200	5,058	89	-5,337	24,335	-298	4,159
By Ward													
Abbey	-4,241	0	185	-548	0	25,503	0	0	0	0	942	-529	-3,126
Battle	0	0	0	0	0	667	0	4,693	0	0	0	0	-1,836
Caversham	-278	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0	0	0	0	14,163	0	0
Katesgrove	0	0	0	0	0	-683	0	0	0	0	0	0	0
Kentwood	0	0	0	0	0	0	0	0	0	-300	0	0	0
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	1,125	0	0	0	0	200	0	365	89	-600	0	-175	0
Norcot	0	0	0	0	0	0	0	0	0	0	0	0	0
Park	0	0	0	0	0	0	0	0	0	0	230	0	0
Peppard	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	-110	0	0	0	0	-4,046	0	0	0	-4,437	0	0	5,214
Southcote	0	0	0	0	0	0	0	0	0	0	9,000	406	-406
Thames	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley	1,858	0	0	0	0	0	24,200	0	0	0	0	0	4,313
By Development Plan Designation													
Central Reading	-4,241	0	185	-248	0	24,820	0	0	0	0	-147	560	-3,283
Smaller Centres	-110	0	0	0	0	0	0	0	0	0	0	0	0
Town Centres Sub-Total	-4,351	0	185	-248	0	24,820	0	0	0	0	-147	560	-3,283
South Reading Total	2,873	0	0	0	0	200	24,200	365	0	0	13,230	0	4,613
Core Employment Areas Total	0	0	0	0	0	667	0	4,693	0	0	1,089	-1,089	1,242

Table 3 - Planning Permissions (Hard Commitments) Outstanding* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	14,700	557	3,127	253	105	320,212	23,664	6,517	16,925	21,260	23,472	37,124	13,321
By Ward													
Abbey	9,672	0	2,333	-367	0	133,396	-536	-573	-889	0	-509	5,215	-2,420
Battle	135	0	0	0	105	644	0	3,928	0	2,000	0	-80	-1,334
Caversham	223	0	524	0	0	2,052	0	0	0	0	0	652	-146
Church	0	0	0	0	0	0	0	0	12,191	0	14,163	0	0
Katesgrove	-678	0	0	-121	0	-7,618	0	0	0	7,087	-130	0	595
Kentwood	-109	0	0	0	0	-217	0	0	0	-300	0	0	-108
Mapledurham	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Minster	186	0	0	0	0	386	0	365	89	-302	137	-175	-298
Norcot	0	0	0	0	0	0	0	0	0	0	-1,978	0	192
Park	-113	0	0	0	0	-370	0	0	0	0	230	0	-353
Peppard	119	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	-110	0	0	0	0	-4,658	0	0	0	5,430	907	0	4,670
Southcote	0	0	0	0	0	0	0	0	0	0	9,143	406	-406
Thames	0	0	0	0	0	0	0	0	0	4,045	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	149	0	0
Whitley	5,375	557	270	741	0	196,597	24,200	2,797	5,534	0	1,360	31,106	12,929
By Development Plan Designation													
Central Reading	9,604	0	2,203	-67	0	128,170	-536	-573	-889	7,223	-1,728	5,477	-2,757
Smaller Centres	526	0	524	0	105	102	0	-158	0	0	0	1,386	-105
Town Centres Sub-Total	10,130	0	2,727	-67	105	128,272	-536	-731	-889	7,223	-1,728	6,863	-2,862
South Reading Total	5,451	557	270	741	0	196,797	24,200	3,162	5,534	0	14,590	31,106	13,229
Core Employment Areas Total	0	0	0	0	0	72,421	0	4,086	0	0	1,089	-1,089	1,849

*Includes developments not started & under construction (sum tables 1 & 2)

Table 4 - Proposals Without Planning Permission But Accepted in Principle (Soft Commitments)* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	3,908	0	0	0	0	384	0	330	0	0	0	0	7,981
By Ward													
Abbey	0	0	0	0	0	0	0	0	0	0	0	0	0
Battle	0	0	0	0	0	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	0	0	0	0	0	0	0	0	0
Kentwood	0	0	0	0	0	0	0	0	0	0	0	0	0
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0	0	0	0	0	0	0
Norcot	3,908	0	0	0	0	0	0	0	0	0	0	0	0
Park	0	0	0	0	0	-2,041	0	0	0	0	0	0	0
Peppard	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	0	0	0	0	0	0	0	0
Southcote	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley	0	0	0	0	0	2,425	0	330	0	0	0	0	7,981
By Development Plan Designation													
Central Reading	0	0	0	0	0	0	0	0	0	0	0	0	0
Smaller Centres	3,908	0	0	0	0	0	0	0	0	0	0	0	0
<i>Town Centres Sub-Total</i>	<i>3,908</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
South Reading Total	0	0	0	0	0	2,425	0	330	0	0	0	0	7,981
Core Employment Areas Total	0	0	0	0	0	2,425	0	330	0	0	0	0	7,981

*Does not include development plan allocations, as these do not tend to have specific floorspace figures

Table 5 - Planning Permissions (Hard Commitments) Completed 2016-2017* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-15,141	-48	359	-395	187	-18,869	5,493	-62	0	-1,285	6,986	722	-6,989
By Ward													
Abbey	-15,028	-48	115	-395	0	-3,936	0	0	0	0	809	471	-6,072
Battle	188	0	0	0	0	-411	259	416	0	0	97	0	-797
Caversham	-114	0	114	0	0	154	0	0	0	0	0	0	192
Church	-187	0	0	0	187	0	0	0	0	0	2,146	0	216
Katesgrove	0	0	0	0	0	-1,742	1,607	-639	0	0	-121	0	0
Kentwood	0	0	0	0	0	-1,521	812	626	0	0	0	251	-562
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	0	0	0	0	0	-7,593	0	-465	0	163	0	0	-1,545
Norcot	0	0	0	0	0	-277	-223	0	0	0	0	0	0
Park	0	0	0	0	0	0	0	0	0	0	5,103	0	230
Peppard	0	0	0	0	0	0	0	0	0	0	458	0	0
Redlands	0	0	0	0	0	-4,104	0	0	0	0	660	0	0
Southcote	0	0	0	0	0	0	0	0	0	0	-4,814	0	0
Thames	0	0	0	0	0	0	0	0	0	-1,448	1,660	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	988	0	0
Whitley	0	0	130	0	0	561	3,038	0	0	0	0	0	1,349
By Development Plan Designation													
Central Reading	-15,028	-48	115	-248	0	-7,237	0	0	0	0	33	471	-5,892
Smaller Centres	-113	0	114	0	187	-246	0	-122	0	0	-188	0	0
Town Centres Sub-Total	-15,141	-48	229	-248	187	-7,483	0	-122	0	0	-155	471	-5,892
South Reading Total	0	0	130	0	0	-639	4,645	-1,104	0	0	2,230	0	20
Core Employment Areas Total	0	0	0	0	0	-1,801	5,716	525	0	0	285	251	-408

*Includes developments completed but vacant or partially vacant and those fully occupied

Table 6 - New Floorspace Permitted During 2016-2017* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-2,244	557	2,033	741	187	-14,017	103	5,206	3,334	9,084	9,817	1,471	-406
By Ward													
Abbey	-6,420	0	1,763	0	0	953	-536	0	-889	0	2,011	175	-4,750
Battle	0	0	0	0	0	131	0	2,767	0	0	285	0	-190
Caversham	-116	0	0	0	0	-103	0	0	0	0	0	0	-146
Church	-187	0	0	0	187	0	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	0	-6,034	639	-639	0	7,087	-121	0	81
Kentwood	-109	0	0	0	0	-1,094	0	626	0	0	0	251	-108
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	0	0	0	0	0	-7,593	0	0	89	-600	137	-175	0
Norcot	0	0	0	0	0	-277	0	0	0	0	-118	0	192
Park	-113	0	0	0	0	0	0	0	0	0	5,213	0	-123
Peppard	119	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	-110	0	0	0	0	0	0	0	0	0	-1,013	0	-544
Southcote	0	0	0	0	0	0	0	0	0	0	3,274	406	-406
Thames	0	0	0	0	0	0	0	0	0	2,597	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	149	0	0
Whitley	4,692	557	270	741	0	0	0	2,452	4,134	0	0	814	5,588
By Development Plan Designation													
Central Reading	-6,420	0	1,763	0	0	-4,770	-536	0	-889	7,223	801	437	-4,612
Smaller Centres	-297	0	0	0	187	-103	0	-280	0	0	0	814	0
Town Centres Sub-Total	-6,717	0	1,763	0	187	-4,873	-536	-280	-889	7,223	801	1,251	-4,612
South Reading Total	4,582	557	270	741	0	0	639	1,813	4,134	0	0	814	5,588
Core Employment Areas Total	0	0	0	0	0	-495	639	3,034	0	0	1,374	-838	2,888

*This does not include permissions that are similar to proposals outstanding at 31 March 2016 on the same site

Table 7 - Lapsed Floorspace During 2016-2017* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	5,192	0	560	-452	0	34,604	124	-10,277	10,451	0	2,039	129	-288
By Ward													
Abbey	5,125	0	407	-452	0	33,985	124	-10,277	10,451	0	0	500	-501
Battle	0	0	0	0	0	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	0	0	0	0	0	0	0	0	0
Kentwood	0	0	0	0	0	0	0	0	0	0	-192	0	0
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	0	0	153	0	0	-336	0	0	0	0	361	434	0
Norcot	67	0	0	0	0	0	0	0	0	0	670	0	213
Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Peppard	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	0	0	0	0	0	0	0	0
Southcote	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames	0	0	0	0	0	0	0	0	0	0	1,200	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley	0	0	0	0	0	955	0	0	0	0	0	-805	0
By Development Plan Designation													
Central Reading	5,125	0	407	-452	0	33,832	0	-10,277	10,451	0	0	500	-501
Smaller Centres	67	0	0	0	0	805	0	0	0	0	670	-805	213
Town Centres Sub-Total	5192	0	407	-452	0	34637	0	-10277	10451	0	670	-305	-288
South Reading Total	0	0	0	0	0	955	0	0	0	0	0	-805	0
Core Employment Areas Total	0	0	0	0	0	153	124	0	0	0	0	0	0

*Permissions which have expired and are not counted in outstanding permissions.

Sites where a similar alternative permission is still outstanding are not counted here.

5. DEVELOPMENT TRENDS

5.1 The following statistics give an indication of trends in employment generating development over recent years.

5.2 For the period 1991-2002, sites that were vacant or partly vacant were considered to be 'Outstanding'. However, from 2002/2003 these sites have been considered to be 'Completed'. Hence the 'Existing Stock', 'Outstanding Commitments' and 'Completions' figures for 2003 and onwards are not directly comparable with earlier years. An adjustment has been made to the figures for 2001/2002 and 2002/2003 for the 'Existing Stock', 'Outstanding Commitments' and 'Completions' to take account of the vacant and partly vacant sites at 2002 as being counted as 'Completed'. Tables 8, 9 and 10 show these adjusted figures in italics together with the figures recorded for each year.

Existing Stock

5.3 Table 8 gives details of the existing stock of industrial and commercial floorspace. Figures have been calculated by adding annual completion figures to a 1984 floorspace stock figure taken from the Department of the Environment's *"Commercial and Industrial Floorspace Statistics 1981-1984"*.

Table 8: Floorspace Stock by Use Class (sq m)

	Business, Industry, Professional and Financial Services (A2, B1 - 7)		Warehousing (B8)	
1991		979,290		503,610
1992		994,230		503,190
1993		1,003,320		503,510
1994		1,001,190		501,830
1995		998,380		503,170
1996		994,990		496,510
1997		1,005,360		497,170
1998		982,580		496,370
1999		965,900		482,960
2000		963,430		494,490
2001		954,100		498,230
2002	<i>1,029,480</i>	1,027,150	<i>492,240</i>	492,240
2003	1,039,910		489,790	
2004	1,016,250		481,800	
2005	1,007,960		490,560	
2006	996,030		493,370	
2007	984,930		494,980	
2008	971,280		480,860	
2009	968,880		477,260	
2010	1,017,900		479,890	
2011	973,640		483,743	
2012	900,338		484,419	
2013	891,851		568,986	
2014	872,195		575,394	
2015	815,870		576,839	
2016	791,740		577,011	
2017	778,316		576,949	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010, RBC 2011-2017

Outstanding Commitments

- 5.4 Table 9 gives details of the amount of outstanding floorspace with planning permission whilst Table 10 summarises the amount of outstanding floorspace that has been accepted in principle, i.e. a development for which approval has been indicated but remains subject to an outstanding Section 106 agreement or has been identified in an adopted development plan but which has no formal planning permission.

Table 9: Employment Generating Floorspace Outstanding at March Each Year (net change in floorspace (sq m))

	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2 - 7)	Storage & Distribution (B8)
1998	63,630	910	130,920	-2,360	21,310
1999	58,430	440	198,430	1,690	7,720
2000	40,680	730	188,470	-1,250	-3,290
2001	-2,660	270	203,470	-440	-4,090
2002	-3,170	60	139,270	-50,560	7,130
2003	1,710	-210	80,140	-12,100	5,850
2004	-3,900	-760	103,930	-13,460	24,510
2005	820	-130	235,700	-10,810	6,980
2006	4,900	-1,730	172,540	-9,040	8,230
2007	13,330	-1,730	168,900	-990	-3,360
2008	12,400	-2,190	261,220	-670	8,620
2009	6,700	-140	272,290	-1,770	11,640
2010	9,730	-3,220	219,630	1,420	8,000
2011	9,660	-3,030	228,400	2,520	53,060
2012	19,488	-3,051	335,204	3,862	131,612
2013	9,838	-183	273,635	568	39,480
2014	11,209	324	257,698	802	34,301
2015	1,483	227	335,447	2,639	31,366
2016	3,234	288	332,804	29,178	31,153
2017	14,700	557	320,212	23,664	6,517

Source: Planning Commitments for Employment Uses, BCC 1997-1998, JSPU 1998-2010, RBC 2011-2017

Table 10: Employment Generating Floorspace Accepted in Principle at March Each Year (net change in floorspace (sq m))

	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2 - 7)	Storage & Distribution (B8)
1998	16,920	10	45,580	-1,780	4,890
1999	7,280	300	15,080	-2,990	14,620
2000	15,340	300	11,900	-6,270	28,290
2001	4,340	-630	3,380	-1,380	13,990
2002	5,490	0	58,700	-1,380	-3,930
2003	600	0	62,910	0	-1,210
2004	600	0	42,460	-70	990
2005	0	0	5,270	0	0
2006	0	0	6,800	0	0
2007	2,420	0	79,540	0	0
2008	7,650	70	81,380	0	0
2009	0	0	13,180	0	0
2010	4,630	0	65,050	0	0
2011	4,630	0	65,050	0	0
2012	0	0	-643	0	-85
2013	67	-1,127	-874	0	0
2014	67	0	0	0	0
2015	0	0	0	24,200	0
2016	4,692	372	-6,766	0	2,452
2017	3,908	0	384	0	330

Source: Planning Commitments for Employment Uses, BCC 1997-1998, JSPU 1998-2010, RBC 2011-2017

New Permissions

5.5 Table 11 gives details of the amount of floorspace permitted in any particular year.

Table 11: Permissions for Employment Generating Floorspace Granted Each Year by Use Class (net change in floorspace (sq m))

	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2 - 7)	Storage & Distribution (B8)
1997/98	-1,440	-680	-7,680	-7,730	2,430
1998/99	2,630	20	38,200	-7,180	1,580
1999/00	-7,280	190	-9,130	-1,040	-5,070
2000/01	-310	1,090	7,010	-1,380	2,620
2001/02	-10,690	140	19,520	-48,260	2,210
2002/03	-1,140	-540	1,360	-4,410	-2,870
2003/04	-590	0	40	-4,480	10,460
2004/05	-1,770	480	120,270	2,150	680
2005/06	250	-1,010	-8,140	1,190	3,490
2006/07	3,860	-400	-9,920	0	-10,060
Total 1997-2007	-16,480	-710	151,530	-71,140	5,470
Annual Average	-1,648	-71	15,153	-7,114	547
2007/08	2,710	200	101,250	0	-2,130
2008/09	-1,150	200	7,080	310	-140
2009/10	1,070	-2,990	3,120	2,510	730
2010/11	2,700	40	-45,560	1,660	51,750
2011/12	8,910	-550	92,630	-58,270	83,090
2012/13	-3,690	1,490	-16,720	0	-160
2013/14	-825	-276	-25,169	-14,504	2,061
2014/15	-3,852	-342	-27,334	1,715	-1,680
2015/16	-1,210	-628	-14,219	26,239	-41
2016/17	-2,244	557	-14,017	103	5,206
Total 2007-2017	2,419	-2,299	61,061	-40,237	138,686
Annual Average	242	-230	6,106	-4,024	13,869

Source: Planning Commitments for Employment Uses, BCC 1997-1998, JSPP 1998-2010, RBC 2011-2017

Completions

5.6 Table 12 gives details of floorspace completed in any particular year.

Table 12: Employment Generating Floorspace Completed Each Year by Use Class (net change in floorspace (sq m))

	Retail (A1)		Financial & Professional Services (A2)		Business (B1)		General & Special Industry (B2 - 7)		Storage & Distribution (B8)	
1997/98	-2,040		-640		-13,800		-8,340		-800	
1998/99	30		160		-5,810		-11,030		-13,410	
1999/00	10,910		230		-2,350		-350		11,530	
2000/01	42,740		2,180		-9,310		-2,200		3,740	
2001/02	-9,370	-9,370	220	220	76,110	73,780	-950	-950	-5,990	-5,990
2002/03	-4,470	-4,470	-120	-120	53,410	55,740	-42,860	-42,860	-2,450	-2,450
2003/04	5,090		540		-21,080		-3,120		-7,990	
2004/05	-4,430		630		-9,330		410		8,760	
2005/06	390		90		-10,440		-1,580		-12,610	
2006/07	-850		-420		-5,760		-4,920		1,610	
Total 1997-2007	38,000		2,870		51,640		-74,940		-17,610	
Annual Average	3,800		287		5,164		-7,494		-1,761	
2007/08	7,830		560		-14,210		0		-14,120	
2008/09	3,730		-130		-3,680		1,410		-3,600	
2009/10	-2,500		1,270		53,810		-6,060		2,630	
2010/11	2,770		-210		-44,050		560		3,850	
2011/12	80		0		-13,690		-59,610		-920	
2012/13	-1,720		1,380		-11,040		1,170		84,570	
2013/14	-2,055		-595		-4,918		-14,738		6,408	
2014/15	218		-455		-55,748		-122		1,445	
2015/16	-1,210		-693		-23,137		-300		172	
2016/17	-15,141		-48		-18,869		5,493		-62	
Total 2007-2017	-7,998		1,079		-135,532		-72,197		80,373	
Annual Average	-800		108		-13,553		-7,220		8,037	

Source: Planning Commitments for Employment Uses, BCC 1997-1998, JSPU 1998-2010, RBC 2011-2017

6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2017

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0003/2 SU716736 0.24	Aldwych House 2 Blagrove Street RG1 1AZ	101300 FUL Canmoor Asset Management	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-7521 13467 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of existing office building (7,521sqm). Erection of new 6-storey office building with associated basement car park & external works.													
Abbey AB-N-0016/2 SU718739 1.40	Energis House Forbury Road RG1 8DN	121826 FUL Prudential Assurance Company Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-21120 20019 20019 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of existing building and construction of two new office buildings (Use Class B1) with associated access, car parking, servicing, landscaping and engineering works. First building almost complete, second building underway.													
Abbey AB-N-0016/3 SU718739 0.07	1 Forbury Place Forbury Road RG1 3JD	161086 COU SSE	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 389	0 0 0 -389
Defined Centre? - Central Area Core Emp Area? - None			Alterations at basement level involving creation of ancillary gym and reconfiguration of car parking spaces. Office built under permission 121826.													
Abbey AB-N-0019 SU716735 1.32	173-175 Friar Street RG1 1BP	061033 FUL Cityscene Properties Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 100	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1029	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 2135	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Refurb of shopping arcade, food & drink uses & offices including partial demolition. Erection of health club & fourteen dwellings plus additional arcade & shared ancillary spaces. Listed as under construction in previous years.													
Abbey AB-N-0023/2 SU714736 0.15	Garrard House 30 Garrard Street RG1 1NR	141277 PRA Titan Properties Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -4378 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior Approval Notification for the change of use from B1(a) Office to C3 Residential for the existing office floorspace.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0025/1 SU714732 0.04	10 Gun Street RG1 2JR	151281 FUL PDR Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 227	0 0 0 181	0 0 0 0	0 0 0 -274	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			COU from office to cafe/restnt (A3) at inc replacement GF/1F rear extension. Excavation of basement to rear as extn to nightclub at No 9. Replacement two storey building to rear for micro-brewery with other alterations. 120577(EXT)/091230 is alternative for COU from offices (324 sqm) to retail plus 50 sq m extension. See also 121736 for alternative development.													
Abbey AB-N-0035 SU716735 0.05	27-32 Market Place RG1 2DE	110852 EXT Brook Henderson Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Ext of 080740 - COU from bar/retail to basement bar, GF retail units, & 9-bed hotel/rest/bar on upper floors. Part demol at rear, & 3-storey rear extension. See 120532 in Resi Commitments for alternative for no 32 (upper floors) for COU to residential.													
Abbey AB-N-0049/3 SU714736 0.05	29-35 Station Road RG1 1LG	141275 PRA Titan Properties	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1327	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for the change of use to C3 residential (27 units) from B1(a) office use at 29-35 Station Road, Reading.													
Abbey AB-N-0056 SU715732 0.04	The Oracle Shopping Centre Yield Hall Place RG1 2AH	120124 EXT Hammerson PLC	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Extension of time limit of 081488 for extension to provide additional retail floorspace linked to The Oracle at lower & upper mall levels with storage at roof level over the existing area at Yield Hall Place.													
Abbey AB-N-0071/1 SU713740 2.20	Former Sorting Office Caversham Road RG1 1AA	110024 OUT Royal Mail Estates Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Outline with all matters reserved except access for demol of buildings; site preparation; and redevt of site for mix of uses from amongst residential & business. CLP 121483 established that current use is B8 rather than uses shown in 2012.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0079/1 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	090622 OUT Sackville Developments (Reading) Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demol and devt for residential (782 units), office (80,579sqm), A1-A4 (up to 18,907), community space (250), cultural/leisure space, bowling alley, health/fitness (D2 - 3,750), parking, public realm. 130436 is alternative against which f/s counted.													
Abbey AB-N-0079/2 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	130436 OUT Stanhope Developments (Reading) Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 -14276 0 13500	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -15530 0 122000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -2323 0 2200	0 0 0 2000
Defined Centre? - Central Area Core Emp Area? - None			O/L for redevt for offices, town centre uses incl retail, leisure and residential, infrastructure, public realm works. Floorspace are maxima. 130440 and 141457 deals with demolition of part of site (now complete). 151543 is REM for Building B.													
Abbey AB-N-0079/3 SU711737 0.77	Plot E & Telecom House Land, Friar St/ Station Hill RG1 1NF	151426 OUT Sackville Developments (Reading) Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1200
Defined Centre? - Central Area Core Emp Area? - None			O/L for mixed use redevt of Plot E of Station Hill & Telecom House for residential, retail and related uses (A1 - A5), infrastructure, public realm works etc. With 151427, extends Station Hill to an adjacent site. Maximum uplift in units & f/s shown here.													
Abbey AB-N-0080 SU723730 0.07	84 Watlington Street RG1 4RT	111073 FUL Syon Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -300 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping													
Abbey AB-N-0084 SU706733 0.06	179 Oxford Road RG1 7UZ	111484 FUL Mr And Mrs Butt	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -228 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -158 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Remodelling of front elevation & conv of offices for 4 x 2-bed flats & 2 x 1-bed flats including demolition of modern single-storey rear section. Construction of 2 x 2-bed flats & 1 x 1-bed flat to the rear fronting Goldsmid Road.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0087 SU713731 0.04	27 Castle Street RG1 7SB	120173 COU Mr David Phillips	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	-200 -248 -248 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of former public house to create 7 residential apartments.													
Abbey AB-N-0099 SU705708 0.03	21 George Street RG1 7NP	121625 COU Mr P Singh	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 -147 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use from public house to 4 x 1 bedroom flats.													
Abbey AB-N-0109 SU704741 0.30	128 Cardiff Road RG1 8PQ	130255 FUL Collard Waste Management	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Richfield Avenue		Lapsed	Erection of a new loading bay and 2 storey office building.													
Abbey AB-N-0111 SU708734 0.04	125 Chatham Street RG1 7HT	130870 PRA Mr Mohammed Arif	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 1 bed flats.													
Abbey AB-N-0115/1 SU721737 0.17	Forbury Retail Park Forbury Road RG1 3JD	130922 FUL Standard Life Investments Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Building of 165 sq m for class A1/A3/A5; bin store and seating area; plant and signage structures; amendments to car park layout and associated hard and soft landscaping. See 150085 for alternative proposal against which floorspace counted.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0115/2 SU720737 0.10	Forbury Retail Park Forbury Road RG1 3JD	150085 FUL Standard Life Investments Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 254	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Erection of a building for use within class A1/A3/A5, bin store and yard, signage, and external seating area. Amendments to car park layout and hard and soft landscaping. 140574 is alternative proposal for a building measuring 246 SqM (A1/A3/A5).													
Abbey AB-N-0121/1 SU718739 0.05	35-43 Greyfriars Road RG1 1NP	131671 COU Aube Properties Ltd.	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Change of use from D1 non-residential education to B1 office use (916 sq m). See 151826 for alternative proposal against which floorspace counted.													
Abbey AB-N-0121/2 SU718739 0.05	35-43 Greyfriars Road RG1 1NP	151826 FUL Croudace Properties Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 1994	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1186	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use from D1 (education) to B1 (offices), extension and recladding of an existing three storey building (Resubmission of 150369). See 131671 for alternative proposal.													
Abbey AB-N-0122 SU717734 0.01	7 High Street RG1 2EA	120558 FUL C J Basnett And L A Povey	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 -48 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -48 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -45 0 0
Defined Centre? - Central Area Core Emp Area? - None			Conversion of upper floors to 3 x one bedroom apartments (C3) including internal and external alterations (part retrospective).													
Abbey AB-N-0124 SU720733 0.02	102 Kings Road RG1 3BY	130867 PRA Richard De Souza	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Change of use of the ground floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0128/2 SU711733 0.30	Yell House Queens Walk RG1 7RH	150752 FUL Crown Student Living	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -8406 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 11437 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from office (Class B1) to 287 student units (395 bedspaces) (Sui Generis), incorporating erection of two-storey extension, external alterations, new landscaping and associated alterations (amended description)													
Abbey AB-N-0132 SU712735 0.01	45 West Street RG1 1TZ	131762 PRA Mr A Nicolaou	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -160 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats.													
Abbey AB-N-0134 SU712742 0.01	Land adjacent to 86 York Road RG1 8DU	130795 FUL Mr Jack Harvey Album	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -116	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of storage building associated with shop and construction of a 3-bedroom dwelling (Resubmission of 12/00578/FUL).													
Abbey AB-N-0143 SU716734 0.09	37-42 Market Place RG1 2DE	141280 PRA The Keen Partnership	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -1744 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 5 x two bed flats, 13 x one bed flats and 18 studio flats.													
Abbey AB-N-0144 SU714737 0.19	Thames Tower 37-45 Station Road RG1 1LX	141043 FUL Thames Tower Reading Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 5939 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Refurbishment and recladding of the existing building, construction of four additional storeys of offices (use class B1), change of use of the ground floor to flexible office and retail uses (classes A1, A2, A3 and B1), rooftop plant and associated works.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0146 SU711732 0.56	Civic Centre Castle Street RG1 7AE	141596 PRA Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started Application for prior notification of proposed demolition of Reading Civic Centre.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -16000 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey AB-N-0147/1 SU717733 0.04	2 Kings Road RG1 3AD	141408 COU Alpha Browett Taylor	Already comp 2016 Comp during 2016-17 Under Construction Not started Ground floor change of use from A1 Retail to A3 Restaurant/café (142 sq m). Installation of air conditioning plant and air extraction ductwork at roof level. See 150033 for alternative proposal against which floorspace counted.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Superseded														
Abbey AB-N-0147/2 SU717733 0.02	2-4 Kings Road RG1 3AA	150033 COU Atos IT Services UK Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started Change of use of ground floor to Class D1 assessment centre, or Class A1 use (amended description). See 141408 for alternative proposal.	0 -185 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 185 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey AB-N-0148 SU707745 0.44	Land west of Rivermead Car Park Richfield Avenue	140329 FUL Mr John Eaton	Already comp 2016 Comp during 2016-17 Under Construction Not started Erection of a single storey timber clad building with monopitch roof for plant centre and change of use of land to form plant centre. Now operating as open air plant centre but floorspace not started.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 425
Defined Centre? - None Core Emp Area? - None																
Abbey AB-N-0149 SU712737 0.05	Summit House 49-51 Greyfriars Road RG1 1PA	141751 PRA D Rose Planning Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started Prior approval for change of use of building (ground, first, second and third floors) from B1(a) (offices) to C3 (dwellinghouses) to comprise 17 x 1-bed and 4 x 2-bed flats.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -1237 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0151 SU721731 0.22	60 Queens Road RG1 4BS	141834 PRA Church Commissioners for England	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-2625	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 2-bed flats and 22 x 1-bed flats. Incorrectly listed as under construction in 2016.													
Abbey AB-N-0153 SU718733 0.11	Kings Reach 38-50 Kings Road RG1 3AA	152222 PRA Orbit Developments (Southern) Limited	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	-4900	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from offices to residential to comprise 65-75 apartments - 72 units implemented.													
Abbey AB-N-0154 SU714735 0.05	138-141 Friar Street RG1 1EX	141673 COU The New Inventive Bar Company	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	-1263	0	0	0	0	0	0	0	0	0	0	0	1263
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of building from Class A1 retail to Class A4 bar.													
Abbey AB-N-0156 SU714735 0.02	136-137 Friar Street RG1 1EX	150068 PRA Revelan Group Plc	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-170	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of first and second floor Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bedroom apartments.													
Abbey AB-N-0157/1 SU711734 0.11	Zenith House 7 Cheapside RG1 7AG	150146 PRA Berrymist Properties Limited	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	-3300	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of first, second, third and fourth floors of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 41 flats. See 161883 in Non-Residential Commitments for additional development on the ground floor.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0157/2 SU711734 0.01	Zenith House 7 Cheapside RG1 7AG	161883 COU Berrymist Properties Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 -115 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 115 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of ground floor unit 1 from retail (Class A1) to dental surgery (Class D1). See 150146 for additional development on upper floors.													
Abbey AB-N-0158 SU721735 0.42	60-62 Friar Street RG1 1DX	141528 COU Aviva Investors	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -870	0 0 0 0	0 0 0 870	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from A1 (retail) to a flexible permission for A1 (retail) / A2 (financial and professional services) and/or A3 (restaurants and cafes) use (amended description).													
Abbey AB-N-0159 SU717734 0.98	Jacksons Corner 1-9 Kings Road RG1 3AS	160849 FUL SG Capital Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 3349	0 0 0 0	0 0 0 -1382	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Retention/enlargement of commercial and conversion of upper floors to 18 residential units. Demolition of commercial to rear and construction of 15 dwellings. See 141713 for alternative scheme with conversion for 18 units and new build for 11 units.													
Abbey AB-N-0160 SU706737 1.07	Hodsoll Road RG1 7HH	141490 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-992 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-480 2550 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of existing light industrial units and the construction of a new 2FE Primary School including 200m2 of community facilities along with the demolition of two temporary buildings and associated hard standings on Victoria Park.													
Abbey AB-N-0162 SU712735 0.02	42-43 West Street RG1 1TZ	120725 FUL Bluebird Engineering Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -265	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of first and second floors from D1 non-residential institutions to C3 dwelling houses consisting of 3 x 3 bedroom flats and a 1 x 2 bedroom flat.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0165 SU711743 0.01	3 Randolph Road RG1 8EB	150225 PRA Mr Spencer Chaplin	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -114 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats.													
Abbey AB-N-0166 SU710744 0.02	2a Randolph Road RG1 8EB	150279 COU Mr Fazal Fazli	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 130	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -130
Defined Centre? - None Core Emp Area? - None			Change of use of the ground floor retail unit/warehouse to a cafe (A3 use).													
Abbey AB-N-0170 SU723730 0.16	Princes House, 73A London Road RG1 5UZ	150685 PRA Mr Phillip Holmes	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2271	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of existing building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 18 x 1 bed flats and 8 x 2 bedroom flats.													
Abbey AB-N-0171 SU714735 0.01	146 Friar Street RG1 1EX	150726 COU Western Furriers Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 140 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -140 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use of first and second floors from Consulting Rooms to Offices (B1).													
Abbey AB-N-0173 SU715732 0.04	The Oracle Shopping Centre Bridge Street RG1 2AG	150998 FUL Oracle Shopping Centre Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 432 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Extension of The Oracle Shopping Centre at Level 6 (Car Park Level 1) to accommodate the relocated Management Suite with associated new/relocated plant.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0174 SU712735 0.01	1-2 West Street RG1 1TT	151135 PRA Mr Babar Butt	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -320 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of first & second floors) from Class B1(a) (offices) to C3 (dwelling houses) to comprise 4 self contained flats.													
Abbey AB-N-0175/1 SU709733 0.04	Russell House, 117-119 Oxford Road RG1 7UH	151133 PRA Oxford Homes	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -338	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of first & second floors from Class B1(a) offices to C3 (dwelling houses) to comprise 4 residential flats.													
Abbey AB-N-0175/2 SU709733 0.04	117-119 Oxford Road RG1 7UH	160961 COU NSL Services Group	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -250	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 250	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use at basement and part ground floor level from retail (Class A1) to office (Class B1a)													
Abbey AB-N-0178/1 SU721732 0.06	Upper Grnd Floor Havell House, 62-66 Queens Road RG1 4AZ	160023 PRA Singh Construction	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -220	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of Upper Ground Floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 2-bed and 2 X 1-bed flats. See 151455 for alternative prior approval for the same number of units.													
Abbey AB-N-0178/2 SU721733 0.06	First Floor Havell House, 62-66 Queens Road RG1 4AZ	160026 PRA Singh Construction c/o Oakmont Estate Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -253	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of the first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4 x 1 bed flats. See 151456 for alternative prior approval for the same number of units.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0178/3 SU721734 0.06	Second floor Havell House, 62-66 Queens Road RG1 4AZ	160024 PRA Singh Construction	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -253	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of the second floor from Class B1(a) to C3 (dwelling houses) to comprise of 4 x 1 bed flats. See 151457 for alternative prior approval for the same number of units.													
Abbey AB-N-0178/4 SU721735 0.06	Third floor Havell House, 62-66 Queens Road RG1 4AZ	160025 PRA Singh Construction	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -170	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of 3rd floor only from Class B1(a) (offices) to C3 dwelling houses to comprise 2 X 2-bed flats. See 151458 for alternative prior approval for the same number of units.													
Abbey AB-N-0179 SU724733 0.12	173-175 Kings Road RG1 4EX	160775 COU Mrs Christina Meyer	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -1120 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			COU from office to 15 (4x1, 10x2 & 1x3-bed) residential units and associated works. See 151116 for alternative change of use to 13 (1x studio, 2x1, 7x2 & 3x3-bed) residential units.													
Abbey AB-N-0180 SU714731 0.06	Reading Business Venture 19 Bridge Street RG1 2LR	151619 COU Arc Design & Build	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 586	0 0 0 0	0 0 0 0	0 0 0 -586	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use from class B1 office to class A3 restaurant with associated minor internal and external modifications, including outside seating area and installation of external plant units and ventilation equipment.													
Abbey AB-N-0181 SU718735 0.02	The Abbey Gate The Forbury	151725 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 147 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -147 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use to B1 (GF E side, 1st and 2nd floors) and D1 (GF W side). Dismantling of south east yard wall and its replacement with a dwarf wall and railings. Conservation work and internal alterations.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0182 SU712730 0.02	57 Castle Street RG1 7SN	151816 PRA High-Point Properties Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -610 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Office Prior Approval planning application relating to the conversion of the existing offices to 11 one bedroom flats and one studio.													
Abbey AB-N-0183 SU715734 0.21	116-117 & 119 Broad Street & 19-22 Minster Street RG1 2BE	151221 FUL Primark Stores Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 1050 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Erection of second floor extension, roof level plant, various alterations to Broad Street and Minster Street facades and associated works.													
Abbey AB-N-0184 SU708734 0.14	114 Oxford Road RG1 7NE	150721 FUL Kentwood House Investments Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -553	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -573	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Erection of part 4, part 5 storey building providing 16 (2x1, 13x2 & 1x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing buildings (Class A1 / B8 / nil use).													
Abbey AB-N-0186 SU723732 0.02	130 Queens Road RG1 4DG	152306 PRA Mr Simon Darke	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -396 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 5 residential units. 161415 extends the roof to allow an additional dwelling.													
Abbey AB-N-0187 SU721733 0.15	Kings Point, 120 Kings Road RG1 3DA	150019 FUL Carrigmay Developments (Jersey) Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 352 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -2545 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -2427 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of office for a part 7, part 9, part 11, part 12 and part 17 storey building for 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level with parking and associated landscaping.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0188 SU714734 0.01	37 Broad Street RG1 2AA	152080 COU Mr S Bowes	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 -124 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 124 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use from A1 retail to a Sui Generis Beauty Treatment (including laser hair removal).													
Abbey AB-N-0189 SU724732 0.06	Kings Lodge 194 Kings Road RG1 4NH	161754 PRA Oak Developments Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -1043 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of the building from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 18 flats with 17 car parking spaces. See 160158 for alternative prior approval for 14 residential units.													
Abbey AB-N-0190 SU719739 0.26	Kings Meadow Baths Napier Road RG1 8FR	141604 FUL Thames Lido Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 560 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Extension, alteration and restoration of Listed open air swimming pool to provide pool, spa and restaurant with associated car park. Demolition of existing changing rooms and provision of replacement changing facilities. Formation of new vehicular access to Napier Road.													
Abbey AB-N-0191 SU712736 0.19	9-27 Greyfriars Road RG1 1NU	140123 FUL Britel Fund Trustees Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 198 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Extn and refurbn of office building, incln additional office accommodation at third floor level, creation of extended entrance and reception at ground floor level with replacement glazing up to third floor level, replacement of glazing and external doors, glazed canopy to rear entrance, covered cycle store, shower facilities and replacement of chiller unit.													
Abbey AB-N-0192 SU719733 0.34	Kings House, 33 Kings Road RG1 3BU	141028 FUL Mr Roger Boulton Brooks	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 1947 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Refurbishment of existing office building to include additional 1,947 sqm B1 office floorspace, new façade treatment, relocation of existing circulation core within new rear extension, ground floor extensions and improvements to main entrance, landscaping and parking.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0193 SU707734 0.02	118a Oxford Road RG1 7NL	130602 FUL JR Properties	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 100	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Additional floor to existing two storey retail unit (re-submission of 12/01946/FUL) and associated alterations to the front elevation. See 141780 for VARIAT													
Abbey AB-N-0194 SU716735 0.06	160-163 Friar Street RG1 1HE	160212 PRA MA Reading Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2476	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1 (a) to C3 (dwelling houses) to comprise 15 x 1 bed flats and 13 x 2 bed flats.													
Abbey AB-N-0195 SU713736 0.10	35-38 Friar Street RG1 1DX	160232 PRA Shaviram Merchants Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1352	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of 1st to 3rd floor (with ground floor entrance and plant room at basement) from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 25 flats (15 studios, 6 x 1 bedroom and 4 x 2 bedrooms).													
Abbey AB-N-0196 SU707735 0.02	Kennet Court Charles Street RG1 7DB	160386 PRA G S Property Developments Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -248 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1 (a) to C3 (dwelling houses) to comprise 3 x 1 bed flats and 1 studio flat. See 160384 for alternative prior approval for 3 flats.													
Abbey AB-N-0197 SU713736 0.02	39 Friar Street RG1 1DX	160248 COU Lift Brands UK Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	244 0 0 0	-244 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Retrospective permission for change of use of ground floor premises from amusement arcade (sui generis) to gymnasium (class D2)													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0198 SU708743 0.18	10 Cremyll Road RG1 8NQ	152242 COU Reading Ghana Seventh Day Adventist Church	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 1089 0	0 0 -1089 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Richfield Avenue			Change of use from snooker hall (D2) to place of worship (D1), replacement of existing fence, alteration to car park layout and addition of cycle parking													
Abbey AB-N-0199 SU710741 0.02	The Old Bakehouse 5 Ross Road RG1 8EH	160502 PRA Mr Noel Newton	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -190 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of use from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flat and 1 x 1 bed flat.													
Abbey AB-N-0200 SU716731 1.23	Riverside The Oracle RG1 2AG	151537 FUL The Oracle Shopping Centre Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 10 0	0 0 0 0	0 0 185 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Erection of a single storey restaurant unit (Class A3), Kiosk (Class A1) and public realm improvements to The Oracle Riverside.													
Abbey AB-N-0201 SU715733 0.08	Fountain House, 2 Queens Walk RG1 7QF	161055 COU The University of West London	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -807 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 807 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of third floor from Class B1 (office) to Class D1 (educational use).													
Abbey AB-N-0202 SU711744 0.01	211 Caversham Road RG1 8BB	160828 PRA Mr Daniel Hollister	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 -115 0 0	0 0 0 0	0 115 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from an A1 shop to an A3 restaurant under Schedule 2, Part 3, Class C of the General Permitted Development Order 2015													

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Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0203 SU712741 0.02	87-89 Caversham Road RG1 8AN	161196 PRA M G S Commercial Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 -150 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for the change of use of part of building from A1 retail to 4 x 1-bed C3 dwellinghouses													
Abbey AB-N-0204 SU712734 0.41	32-41 West Street RG1 1TZ	152269 FUL Primark Stores Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 -4305 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 6867 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -3283 0
Defined Centre? - Central Area Core Emp Area? - None			Reconfiguration of part ground floor West St frontage for two retail (A1) units, change of use at part basement, ground & first floor from retail (A1) to office (B1a), remodelling & reconfiguration of offices at all floors, alts to all external elevations, revised external plant and provision of rooftop plant screen to West St, Friar St and Cheapside and associated works													
Abbey AB-N-0205 SU712735 0.01	9 West Street RG1 1TT	160783 COU SAL AGC Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of Use of the premises from a Hair and Beauty Use (Mixed A1 Retail and Sui Generis) to Tanning Salon on the First Floor and Adult Gaming Centre on the Ground Floor (Sui Generis). No floorspace change shown as both uses are sui generis.													
Abbey AB-N-0206 SU707733 0.03	159 Oxford Road RG1 7UY	161550 COU Gladstone Property	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -200	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of Use from B1a to C3 with alterations to divide the building into 2 maisonettes and 1 flat, including window alterations.													
Abbey AB-N-0207 SU708731 0.03	14 Baker Street RG1 7XX	160997 COU Mr Patrick Bucek	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 157 0
Defined Centre? - None Core Emp Area? - None			Change of use of the property from dwellinghouse (C3) to 8-bed House in Multiple Occupation (Sui Generis) to include erection of timber cycle store/shed in rear garden and additional refuse and recycling waste provision.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0208 SU722731 0.03	46 Watlington Street RG1 4RS	152298 COU Mr N Joyner	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -180 0 0
Defined Centre? - None Core Emp Area? - None			Conversion of HMO to 3x1 bed flats and 1x2 bed flat, part single storey part two storey rear extension and new chimney stacks (part- retrospective).													
Abbey AB-N-0209/1 SU712742 0.01	Ground Floor 128 Caversham Road RG1 8AY	161865 PRA Mr Kenneth Crookes	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 -148 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 2 self-contained flats.													
Abbey AB-N-0210 SU706736 0.01	85 Bedford Road RG1 7EZ	161768 COU Mr Macleod	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -121	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Conversion of existing building into 2 flats													
Abbey AB-N-0211 SU714732 0.01	11 Bridge Street RG1 2LR	161958 PRA Thackeray Estates	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -206	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of Upper Two Floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise three flats.													
Abbey AB-N-0212 SU715735 0.02	11 Friar Street RG1 1EW	161989 COU Timetrapp Escape Rooms	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -193	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 193	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use of first, second and thirds floors from B1(a) (Office) to D2 (Assembly and Leisure) for use as an escape room activity/puzzle facility													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0213 SU715732 0.01	Unit R15 The Oracle Bridge Street RG1 2AG	162173 PRA The Oracle Management Suite	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -106	0 0 0 0	0 0 0 106	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class A1 (shops) to Class A3 (restaurants).													
Abbey AB-N-0214 SU720733 0.19	100 Kings Road RG1 3BY	161449 COU House of Fisher Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -889	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use at fourth and fifth floors from 9 apart-hotel suites (Class C1) to 9 (2xstudio, 1x1, 3x2 & 3x3-bed) residential units (Class C3)													
Abbey AB-N-0215 SU724733 0.12	177 Kings Road RG1 4EX	160749 COU Mrs Christina Meyer	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -284 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from office (Class B1a) to 6 residential units (Class C3) including 2no. studios, 3no. two-bedroom and 1no. one-bedroom flats plus new front dormer and associated works													
Abbey AB-N-0216 SU716737 0.90	Apex Plaza Forbury Road RG1 1AX	161882 FUL Legal and General Investment Management	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 190	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			External alterations to existing office building (Use Class B1a) to comprise remodelling of the western entrance and reception area, enhanced landscaping and associated public realm improvements.													
Abbey AB-N-0217 SU706745 0.40	Rivermead Leisure Complex Richfield Avenue RG1 8EQ	162323 FUL Greenwich Leisure Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 827	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Northern extension of the existing Rivermead Leisure Centre to accommodate a new, permanent building for leisure purposes (D2 use), with an associated changing village and associated plant, to house a temporary 'demountable' swimming pool.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0218 SU716733 0.17	Kings Walk King Street RG1 2HG	162147 COU Atlantis Holdings Ltd	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-1241	0	1357	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of part of existing shopping centre from A1 (shop) to a flexible A1 (shop)/A3 (restaurant/cafe) use													
Abbey AB-N-0220 SU723734 0.07	Former Gas Works Building Gas Works Road	160378 FUL Mulberry Park Investment (S.E.) Limited	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	-536	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			COU, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4, 5 and 6 storey building and a 3 storey building, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3).													
Abbey AB-N-0221 SU714736 0.08	30-31 Friar Street RG1 1RD	150829 PRA Shaviram Merchants Ltd	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-2200	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of 1st floor, 2nd floor (part), 3rd floor and 4th floor (part) from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 19 x studio flats and 6 x 1 bedroom flats.													
Abbey AB-N-0222 SU714734 0.02	23-25 Union Street and 49 Broad Street RG1 2AA	170050 PRA Richard De Souza	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-125	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of 1st and 2nd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 1-bed and 1 X 2-bed flat.													
Abbey AB-N-0223 SU715735 0.02	155 Friar Street RG1 1HE	151500 COU Mr J Short	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-152	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of the upper floors from office to residential and internal alterations to form 3 flats and new shop front at ground floor level.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Battle BA-N-0007 SU698736 0.78	Land at former Battle Hospital 344 Oxford Road RG30 1AG	051348 FUL Kingsoak Thames Valley	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -100000 0 2000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of 434 no. dwellings and health care/social care/community care facility with associated car parking, open space, landscaping and new access arrangements. Demolition counted at 2007. Only healthcare facility is outstanding.													
Battle BA-N-0019 SU697736 0.02	The Gate House Oxford Road RG30 1AQ	141806 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 102	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -80	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None			Demolition of existing building to the rear of The Gate House and construction of a new single storey replacement. 140746 covers the prior approval for demolition.													
Battle BA-N-0021 SU707733 0.04	292 Oxford Road RG30 1AD	150029 COU Mr Peter Kiramba	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 188 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -188 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None			Change of use of building from D1 to A1 and A2 (amended description).													
Battle BA-N-0024 SU696740 0.03	82 Loverock Road RG30 1DZ	151514 COU Auto Commercial Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 259 0 0	0 -259 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Portman Road			Use of the premises as a vehicle garage for servicing and MOT.													
Battle BA-N-0025/1 SU696736 0.02	465 Oxford Road RG30 1HF	151866 COU Miss N Harding	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 105	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -105
Defined Centre? - Oxford Road West Core Emp Area? - None			Conversion of existing trade counter (sui generis use class) to form an A3/A5 unit. See 161056 for additional development.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Battle BA-N-0025/2 SU696736 0.02	465 Oxford Road RG30 1HF	161056 COU Mr P Harding	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -158	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None			Conversion of existing warehouse to form a 4 bedroom dwelling with associated works. See 151866 (Non-Residential Commitments) for additional development.													
Battle BA-N-0026 SU699735 0.27	361-363 Oxford Road RG30 1AY	151847 FUL Mr Philip Anderson	Already comp 2016 Comp during 2016-17 Under Construction Not started	-441 0 0 135	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None			Erection of two storey building comprising an A1 (retail) unit at ground floor level and four residential flats at ground and first floor level, following demolition of the existing building.													
Battle BA-N-0027 SU696740 0.46	26 Portman Road RG30 1EA	160084 COU The Door Store Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 1836 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -1836 0
Defined Centre? - None Core Emp Area? - Portman Road			Change of use of building from car service, parts, distribution and sales (sui generis) to warehouse with ancillary trade counter (Class B8), to include external changes and advertisements.													
Battle BA-N-0028 SU699739 0.60	25 Loverock Road RG30 1DZ	160206 COU Ms Julia O'Gorman	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -607	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 607
Defined Centre? - None Core Emp Area? - Portman Road			Change of use from storage and distribution to dog day care centre, grooming parlour and boarding kennels.													
Battle BA-N-0029 SU704732 0.03	51a Lorne Street RG1 7YW	150057 COU Mr Graham Tindell	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -126 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use of first floor from B1(c) (light industrial) to C3 (dwellinghouses) to comprise 1 x 1 bedroom flat and the installation of an integral garage on the ground floor (retrospective)													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Battle BA-N-0030 SU697740 0.10	Unit B 75a Loverock Road RG30 1DZ	160757 COU Dunedin UK Industrial Property IIB and Peja Producten UK Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 797 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -797 0 0
Defined Centre? - None Core Emp Area? - Portman Road			Change of use from waste transfer facility to flexible Class B8 (storage and distribution)/ Class B2 (General Industrial)/Class B1 (Business) use.													
Battle BA-N-0031 SU697740 0.03	24 Portman Road RG30 1EA	161105 COU Reading Seventh Day Adventist Church	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -285 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 285 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Portman Road			Change of Use of Second Floor for D1 (ancillary to place of worship) in addition to existing B1 use													
Battle BA-N-0033 SU690741 0.78	62 Portman Road RG30 1EA	161345 FUL Access Self Storage Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 667 0	0 0 0 0	0 0 2857 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Portman Road			Erection of an extension over ground, first and second floors for Class B1 office purposes. Erection of extension over ground, first and second floors for class B8 self storage purposes. Alterations to existing elevations. Ancillary car and cycle parking. Demolition of approx. 275 m2 of existing Class B8 self storage space.													
Battle BA-N-0034 SU697736 0.03	350 Oxford Road RG30 1AQ	140041 COU Mr Dalbir Sandhu	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -122 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None			Change of use to 2 self-contained flats (retrospective)													
Battle BA-N-0035 SU704735 0.06	Land rear of 36-46 Mason Street	160342 FUL Launchpad Reading	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -125	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of a part 1, part 2 storey residential (Class C3a) building comprising 5x1-bed units (Supported Housing) with associated landscaping, bin and cycle storage, following demolition of existing office/workshop (amended description)													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Caversham CA-N-0006/2 SU725744 0.40	Unit 1 Paddock Road Industrial Estate Paddock Road Caversham RG4 5BY	100384 FUL Mr N Elkes	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 1577	0 0 0 0	-1877 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Paddock Road			Erection of eleven units for light mixed industrial / warehousing with ancillary car parking & landscaping. Demolition previously counted under 080287.													
Caversham CA-N-0015 SU718739 0.45	72 George Street Caversham RG4 8DW	130684 FUL White Knight Laundry	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-454 400 0 475	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			A replacement detached warehouse and new single storey side extension. Permission 120294 is alternative for smaller warehouse at rear (130 sqm).													
Caversham CA-N-0018 SU713747 1.71	St Martin's Precinct Church Street Caversham	140997 FUL Hermes Property Unit Trust	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 501	0 0 0 0	0 0 0 524	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	652 0	0 0 0 0
Defined Centre? - Caversham Core Emp Area? - None			Erection of new and extended retail floorspace, new restaurant, new leisure floorspace, residential apartments, car park works and associated landscaping, surfacing, public realm and shopfront improvement works.													
Caversham CA-N-0019 SU712748 0.02	16 Church Street Caversham RG4 8AU	151230 PRA Mr Geoff Day	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -143 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Caversham Core Emp Area? - None			Prior approval for change of use of 1st and 2nd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 X 1 bed flats.													
Caversham CA-N-0020 SU714748 0.01	18 Prospect Street Caversham RG4 8JG	160183 COU Brywel Associates	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 -114 0 0	0 0 0 0	0 114 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Caversham Core Emp Area? - None			Change of use from an A1 shop to an A3 restaurant under Schedule 2, Part 3, Class C of the General Permitted Development Order 2015.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Caversham CA-N-0021 SU723749 0.02	Corner House 1 Donkin Hill Caversham RG4 5DG	161073 COU Mr Nigel Joyner	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 -116 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use from a Charity Office (B1) at ground floor to 2No. residential units (C3)													
Caversham CA-N-0022 SU711748 0.14	Caversham House 13-17 Church Road Caversham RG4 7AA	152176 COU Gainskill Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -103 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Caversham Core Emp Area? - None			Change of use of part of ground floor from B1(a) to 2 x 1-bed flats													
Caversham CA-N-0023 SU715746 0.08	14 Wolsey Road Caversham RG4 8BY	161571 FUL Rabbit Vehicle Hire Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -146
Defined Centre? - None Core Emp Area? - None			Demolition of existing buildings to be replaced with two porta cabins.													
Caversham CA-N-0024 SY721745 0.03	355-357 Gosbrook Road Caversham RG4 8ED	150863 PRA Mr Nick Horsfall	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 -162 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of building from Class A1 (retail) to C3 (dwellinghouses) to comprise 4 x 1 bed flats. See 161498 for external alterations.													
Caversham CA-N-0025 SU715749 0.04	58 Prospect Street Caversham RG4 8JN	152256 COU Mrs M Chopra	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 192 0 0
Defined Centre? - None Core Emp Area? - None			For the proposed change of use from 6 bedroom House in Multiple Occupation (C4) to 7 bedroom House in Multiple Occupation (Sui Generis use).													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Church CH-N-0004/4 SU730717 3.00	University of Reading The Chancellors Way & Shinfield Road RG6 6AH	100726 EXT University of Reading	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 12191	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Extension of time of 070909 for redevelopment of Rural English Life Museum to provide a 151 room hotel & conference centre with new car park on Queens Drive totalling 400 parking spaces. See 151284 for prior approval for demolition.													
Church CH-N-0012 SU722713 0.98	Reading Girls School Northumberland Avenue RG2 7PY	140708 FUL Interserve Construction Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-8129 0 13230 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of buildings & develop a new secondary school.													
Church CH-N-0013 SU729704 1.89	Ridgeway Primary School Willow Gardens RG2 7EL	141554 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-285 2230 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Extensions to school to create a 3 form of entry (630 pupils) from a 1 form of entry (210 pupils) with additional service access from Hillbrow, new playground and new 7-a-side astro turf pitch and internal alterations and refurbishment of existing school.													
Church CH-N-0014/1 SU732702 0.05	1 Lacewood Gardens RG2 8JW	141683 COU Mr And Mrs Ashworth	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Superseded	Change of use from Dwellinghouse (C3) (168 sq m) to Sui Generis large House in Multiple Occupation for eight persons. Superseded by 150042 for alternative involving extension against which figures are counted.													
Church CH-N-0014/2 SU732702 0.05	1 Lacewood Gardens RG2 8JW	150042 FUL Mr And Mrs Ashworth	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 216 0 0
Defined Centre? - None Core Emp Area? - None			Change of use from C3 dwellinghouse to Sui Generis large HMO for ten persons with single storey side and rear extensions. Supersedes 141683 for alternative involving change of use only.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Church CH-N-0015 SU732714 0.50	Leighton Park School Shinfield Road RG2 7DD	152304 FUL Leighton Park School	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	-84	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	933	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - Nonr			Removal of existing portacabin style teaching building. Provision of new foyer facilities to existing theatre and single storey teaching block. Creation of new parking area and improved landscaping to front of Old School building.													
Church CH-N-0017 SU733702 0.03	256 Shinfield Road RG2 8EY	160173 COU PizzaExpress Group Ltd	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	-187	0	0	0	187	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Shinfield Road Core Emp Area? - None			Change of use from retail (A1) to hot food takeaway (A5), including new kitchen extract system.													
Church CH-N-0018 SU735715 1.60	Engineering, University of Reading Shinfield Road	162219 FUL University of Reading	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Demol of Engineering Bldg (4,327 sq m) and erection of 5 storey Health and Lifesciences Bldg (7,588 sq m). Demol of Harborne Bldg (4,848 sq m). New entrance and external works to the Philip Lyle Bldg, landscaping, car parking. Mainly in Wokingham Borough, so no f/s counted here to avoid double-counting with Wokingham. Demol of Engineering Bldg underway 2017.													
Katesgrove KA-N-0045 SU718724 0.09	The Woodley Arms Ph Waldeck Street RG1 2RF	140524 FUL Mr Richard Burlton	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	-121	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Conversion and change of use of Public House (A4 & C3) to four residential flats (C3).													
Katesgrove KA-N-0053 SU718730 0.06	83-85 London Street RG1 4QA	141720 PRA Irongate Property Asset Management Services Ltd	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-852	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 6 studio flats, 4 x 2 bed flats and 1 x 1 bed flat.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0057 SU717728 0.03	34-36 Crown Street RG1 2SE	160090 PRA Wallwork Wainwright LLP	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -250 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of building from Class B1 (a) (offices) to Class C3 (dwelling houses) to comprise of 14 studio dwellings. See also prior approval 150457 for alternative development for 4 flats.													
Katesgrove KA-N-0058 SU717727 0.01	Ibex House, 85 Southampton Street RG1 2QU	151145 PRA Mr Zafar Iqbal	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -291 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of building from Class B1 (offices) to C3 (dwellinghouses) to comprise of 6 x 1 bed flats.													
Katesgrove KA-N-0059 SU720731 0.09	Trinity Hall South Street RG1 4QU	151356 FUL United Reformed Church (Wessex) Trust Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 514
Defined Centre? - None Core Emp Area? - None			Erection of part 3, part 4 storey building to provide 25 student units (42 bedspaces) (Sui Generis) and associated works, following demolition of existing 3 storey building (Sui Generis).													
Katesgrove KA-N-0060 SU715714 0.20	7 Cradock Road RG2 0LB	151777 FUL Generator Power Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -1200 0 0	0 968 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - North of Basingstoke Road			Demolition of existing building and construction of new workshop/offices with new front yard, wider access and wash down facility.													
Katesgrove KA-N-0062 SU718731 0.04	49-53 London Street RG1 4PS	150596 COU Wallmer Asset Management Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	-32 0 0 0	32 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -433 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from B1 offices to mixed B1 offices and three C3 self-contained flats, change of use of A1 hairdressers to A2 beauty salon (No. 53, GF only), roof lights to rear elevation and rear courtyard elevation and alterations to fenestration.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0063 SU718730 0.01	88 London Street RG1 4SJ	131560 COU Mr R Galot	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -156	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use from office to dwelling house.													
Katesgrove KA-N-0064 SU718727 0.11	40 Silver Street RG1 2ST	150885 FUL Hurst Development Solutions	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -610	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Redevelopment of 40 Silver Street, demolition of existing light industrial building and erection of 14 flats (8x2bed & 6x1 bed) including 14 parking spaces and landscaping.													
Katesgrove KA-N-0065 SU718731 0.01	3 London Court East Street RG1 4QL	160157 PRA Mr C Wells	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -144 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1x one bed and 1x two bed apartments.													
Katesgrove KA-N-0066 SU717731 0.01	52 London Street RG1 4SQ	140589 FUL Ms A Summers	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -68	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -130	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change the use of the building from a mixed A1 and D1 use to C3 dwellinghouses in the form of 3x1-bed flats with associated cycle storage. Re-submissions of applications referenced 131331 & 1332.													
Katesgrove KA-N-0067 SU716712 0.07	Unit 4 Hyperion Way RG2 0HG	160079 COU 1 Touch Repair Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 639 0 0	0 -639 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - North of Basingstoke Road			Change of use to B2 (General Industrial) car body repair centre to include two flues.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0068 SU717726 0.01	154 Southampton Street RG1 2RD	160361 COU Mr Tony Ghatahora	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -170
Defined Centre? - None Core Emp Area? - None			Single-storey rear extension and change of use of a large sui generis HMO to five self-contained studio flats and two self-contained one-bedroom apartments.													
Katesgrove KA-N-0069 SU717729 0.01	6A Church Street RG1 2SB	160999 COU Beenlore Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -107 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from offices to residential													
Katesgrove KA-N-0070 SU719731 0.02	Zoar Strict Baptist Chapel South Street	161075 PRA Trustees of Zoar Chapel	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -121 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Application for prior notification of proposed demolition.													
Katesgrove KA-N-0071 SU718726 0.05	172 Southampton Street RG1 2RD	160765 COU Kennetcare Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -136	0 0 0 0	0 0 0 0	0 0 0 136
Defined Centre? - None Core Emp Area? - None			Change of use from C2 (Residential Institution) to Sui-Generis House in Multiple Occupation													
Katesgrove KA-N-0072 SU720731 0.03	46 Queens Road RG1 4AU	160419 COU 46QR Developments	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -115	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 115
Defined Centre? - Central Area Core Emp Area? - None			Alterations to existing buildings to convert into a residential House in Multiple Occupation providing 9no units with shared communal facilities, within the existing building footprint. Creation of waste bin area to rear.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0073/1 SU718732 0.13	Building 1 New Century Place East Street RG1 4QJ	161601 PRA Studios Building (Reading) Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2536	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) to C3 (dwelling houses) to comprise of 75 individual, self-contained studio and twodio apartments.													
Katesgrove KA-N-0073/2 SU719732 0.17	Building 2 New Century Place East Street RG1 4ET	161602 PRA Studios Building (Reading) Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1976	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) to C3 (dwelling houses) to comprise of 58 individual, self-contained studio and twodio apartments.													
Katesgrove KA-N-0074 SU719730 0.04	9 Southern Court South Street RG1 4QS	162305 PRA Wallwork Sturmer LLP	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -320	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (Offices) to Class C3 (dwelling houses) to comprise 16 self contained flats.													
Katesgrove KA-N-0075 0 0.33	Land at Crown Street and Silver Street RG1 2SE	160868 OUT Montpelier Estates Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -980	0 0 0 0	0 0 0 0	0 0 0 7223	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Residential institution (Class C2) comprising 74 no 1-bed and 10 no 2-bed assisted living units (Access, Appearance, Layout and Scale only)													
Kentwood KE-N-0003 SU673747 0.20	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	121480 FUL Mrs Abida Saood	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Lapsed	Demolition of existing church buildings and construction of 2 x 4-bed detached dwellings (Resubmission of 121369).													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Kentwood KE-N-0011 SU669741 0.07	14-16 Armour Road Tilehurst RG31 6HN	120880 FUL Mr E A Richardson	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -644 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of existing B1 industrial unit & construction of three 1-bedroom houses and one 2-bedroom house with parking, bin & cycle stores.													
Kentwood KE-N-0016 SU682745 0.16	17 Deacon Way Tilehurst RG30 6ES	150502 COU BNP Paribas Securities Services Trust Company (Jersey) Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 812 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -812 0 0
Defined Centre? - None Core Emp Area? - Portman Road			Change of Use from a waste transfer station for skips (Sui Generis) to employment uses falling within Use Classes B2 and/or B8.													
Kentwood KE-N-0017 SU674749 0.05	217 Kentwood Hill Tilehurst RG31 6JD	150592 COU Mr Michael Phillips	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 250 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of garage with replacement side porch and changes to ground floor windows with internal alterations. Change of use from single dwelling to a large HMO (sui generis).													
Kentwood KE-N-0018 SU673751 0.07	993 Oxford Road Tilehurst RG31 6TL	152075 COU B. Carers	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -300 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			COU from residential home for adults with severe learning difficulties into 6 flats - 1 x 3-bed, 2 x 2-bed and 3 x 1-bed. Proposed first floor rear extension to rear and dormers and rooflight to front. 141355 is alternative proposal for five self contained flats													
Kentwood KE-N-0019 SU680747 0.25	Unit 4 Gresham Way Industrial Estate Gresham Way Tilehurst RG30 6AW	160359 FUL The Shredquarters Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -251 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 251 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Portman Road			Change of Use from B1 (Business) and B2 (General industrial) to D2.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Kentwood KE-N-0020 SU687743 0.06	Unit 12 Stadium Way Tilehurst RG30 6BX	161458 COU Howden Joinery Properties Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -626 0 0	0 0 0 0	0 626 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Portman Road			Change of use to Class B8 (Storage & Distribution)													
Kentwood KE-N-0021 SU689739 0.07	750 & 752 Oxford Road RG30 1EJ	160938 FUL John Filbee Properties Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -109	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -217	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -108
Defined Centre? - None Core Emp Area? - None			COU from ground floor betting shop (sui generis) and shop/showroom (A1) with first floor office (B1) changing to 8 no. residential flats (C3). Construction of an additional roof storey, and provision of parking, bin and cycle storage.													
Mapledurham MA-N-0001 SU691752 2.00	Chazey Farm The Warren Caversham	030275 VARIAT Westfield Estates Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 3300	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Variation of condition 1 of 950598, to extend time for 78 bed nursing home, associated road improvements and restoration of listed tithe barn. Lapsed in 2004 commitments, but now agreed that road improvements have implemented permission.													
Minster MI-N-0007 SU704730 0.05	13 Maitland Road RG1 6NL	970247 COU Mr G Jones	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 298	0 0 0 0	0 0 0 0	0 0 0 -298
Defined Centre? - None Core Emp Area? - None			Alteration, extension and COU from residential dwelling in multiple occupation to a residential care unit. Partially implemented-rear extension commenced but not completed.													
Minster MI-N-0015 SU695729 0.30	34 Parkside Road RG30 2DD	130767 FUL Reading YMCA	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Lapsed	Demolition and erection of replacement building/extension for residential (1 additional), improved nursery, conference/seminar room, and leisure facilities incl: gym, swimming pool, sports hall, sauna and steam room, fitness studios & changing rooms.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Minster MI-N-0020 SU713721 0.56	21 Rose Kiln Lane RG2 0LE	140542 FUL Mr Juan Bodi	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 1125 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 200 0	0 0 0 0	0 0 365 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -2010 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of existing warehouse, erection of retail warehouse (A1). See 160403 for variation of conditions.													
Minster MI-N-0021 SU697728 0.28	Jasmine House Nursing Home 16-22 Westcote Road RG30 2DE	140369 FUL Dr Zyrieda Denning	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 163 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Two single storey extensions to the rear of the property to provide for 6 additional resident bedrooms with alterations to existing parking spaces at the front and rear of the property to provide 3 additional parking spaces.													
Minster MI-N-0022 SU709729 0.07	Hadwyn House Field Road RG1 6AP	141889 FUL Robin Andrews and Philip Andrews	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 186	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of new mansard roof and provision of additional office space within the roofspace with dormer windows and rooflights. Re- modeling the exterior of the building with changes to fenestration.													
Minster MI-N-0023 SU710721 0.20	1A, 1B & C1 Reading Link Retail Park Rose Kiln Lane RG2 0SN	150996 FUL Reading Link (Jersey) Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -939	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Application for 98 sq.m Extension to the Rear of Unit C1, Internal Reconfiguration of Units 1A, 1B and C1 and Associated External Alterations													
Minster MI-N-0024 SU712720 0.17	Unit 1 Reading Trade Centre Rose Kiln Lane	150936 COU Multi Tile Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -465 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 465 0 0
Defined Centre? - None Core Emp Area? - None			Change of use to allow storage, distribution and sale of hard wall and floor finishes and associated products and/or Class B8 use with ancillary trade counter (sui generis).													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Minster MI-N-0025 SU704723 1.91	Government Buildings, Coley Park Wensley Road RG1 6LY	151173 FUL Taylor Wimpey UK Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -7593 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Residential development consisting of 71 residential dwellings (20 apartments) with associated landscaping, open space, parking and access following the demolition of the existing office buildings.													
Minster MI-N-0026 SU703730 0.10	Helena House Brownlow Road RG1 6NP	161420 COU Mrs M Dench	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 89 0	0 0 -600 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use from Sui Generis HMO to a mixed use comprising 4 x C1 serviced apartments and 9 x C3 residential flats, including partial demolition of existing building, provision of access, parking and soft landscaping.													
Minster MI-N-0027 SU710726 0.18	Elim Pentecostal Church Berkeley Avenue RG1 6JE	162264 FUL Elim Pentecostal Church	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 137	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Construction of a single storey extension to the north side of the existing church building to provide additional rooms for community use and activities, new access from Wolseley Street and associated parking													
Minster MI-N-0028 SU712724 0.04	Swimming Pool Complex Admirals Court	140603 FUL Kingwood Homes Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -175 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of pool complex and erection of a building comprising of four 2x bed flats and four car parking spaces.													
Norcot NO-N-0004 SU683735 16.40	Dee Park Estate Spey Road	091606 OUT Dee Park Partnership	Already comp 2016 Comp during 2016-17 Under Construction Not started	250 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	190 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1860	-200 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demol flats, centre, school, pub. Erect dwellings, community uses, retail, primary school. OUT 091606 for 705 units, with details for Ph 1 (092084 & 091899 - 264 units), Ph 2a (110612 - 106) and Ph 2b (131056 - 145). Demol of pub counted 2011.													

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Planning Policy Designations			Description of development and additional comments													
Norcot NO-N-0014 SU694736 0.08	Groveland Baptist Church 553 553 Oxford Road RG30 1HJ	121716 FUL Reading Community Church	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None		Lapsed	Demol church buildings, construction of a new 3 storey church building for worship/meeting rooms, offices, cafe, and 2 retail shop units. Attached residential, comprising 1x one bedroom flat, 1x two bedroom flat, and 1x studio flat.													
Norcot NO-N-0016 SU687730 0.21	330 Tilehurst Road RG30 2NG	141971 FUL Gables Homes Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -223 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of existing commercial buildings and redevelopment of site to provide 10 x 2-bedroom apartments for the elderly and associated car parking and landscaping (amended description)													
Norcot NO-N-0017 SU694736 0.03	Elgee Plastics Ltd Wilson Road RG30 2RS	160180 FUL Mr Bradley McCould	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -277 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of existing commercial premises and erection of 3 no. 2-bedroom terraced houses (use class C3)													
Norcot NO-N-0018 SU690730 0.04	2 Waverley Road RG30 2PX	162181 COU Miss Olivia Hutton	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 192
Defined Centre? - None Core Emp Area? - None			Additional one bedroom in the ground floor annex to change the existing 6 bedroom HMO (C4) to seven bedroom HMO (sui generis).													
Norcot NO-N-0019 SU690736 0.31	St Georges Hall St Georges Road RG30 2RG	152301 FUL Stonewater and Tilehurst St Georges Church	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -118	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Church extension of 88sqm with dedicated parking area, core access road and construction of 12 affordable housing units with associated parking and amenity space													

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Planning Policy Designations			Description of development and additional comments													
Park PA-N-0004/1 SU734730 0.04	34 Wokingham Road RG6 1JH	131688 REM Mr Yasien & Raheel Rashid	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -210	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			REM for 101291 for redevelopment of site from light industrial to residential comprising two semi detached houses. See 141495 for additional development.													
Park PA-N-0004/2 SU734730 0.03	34 Wokingham Road RG6 1JH	141496 REM Mr Yasien & Raheel Rashid	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -160	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Application for approval of reserved matters for outline 110147 (Outline application for demolition of existing office and out buildings and erection of one pair of semi detached houses).													
Park PA-N-0018 SU730732 0.03	31 Cumberland Road RG1 3LB	111308 FUL Jamiat Ahle Hadith Reading	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -110 230 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Replacement of existing rear single storey extension with a two storey extension, introduction of two dormer windows within the main rear ro of slope, and associated internal works, to allow for community uses a ncillary to the ongoing use of the building (comprising Nos. 29 & 31) as a Mosque (partly retrospective). Ancillary residential accommodation.													
Park PA-N-0019 SU733733 0.02	14 Cholmeley Road RG1 3NQ	150682 COU Mr Harguns	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 -113	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Conversion of existing shop with residential accommodation over into 2 x 1 bedroom apartments and 1 x 3 bedroom apartment, and a two and a half storey front extension													
Park PA-N-0020 SU744721 0.04	29 Church Road Earley RG6 1EY	161477 COU Mr Lee Hill	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 230 0 0
Defined Centre? - None Core Emp Area? - None			Retrospective change of use from C3 dwelling house to 1 bed self-contained basement flat and change of use from C3 dwelling house at ground, first and second floors to seven person large Sui Generis HMO. No net change in dwellings.													

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Planning Policy Designations			Description of development and additional comments													
Park PA-N-0021 SU737723 1.57	Land at Crescent Road	150594 FUL Maiden Erleigh Trust	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 5213 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of 3 storey educational building (Use Class D1), car parking, landscaping and associated works.													
Park PA-N-0022 SU732731 0.07	28 Wokingham Road RG6 1JQ	150325 FUL S&T Coachworks	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -353
Defined Centre? - None Core Emp Area? - None			Erection of seven new flats: 4 x 2 bed flats and 3 x 1 bed flat													
Peppard PE-N-0008/1 SU721760 0.02	The Hill Primary School Peppard Road Emmer Green RG4 8TU	141923 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 283 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Office and classroom extension with construction of new staff car park.													
Peppard PE-N-0008/2 SU721760 0.04	The Hill Primary School Peppard Road Emmer Green RG4 8TU	141152 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 175 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Provision of a permanent double classroom, associated external works and temporary office accommodation.													
Peppard PE-N-0009 SU728751 0.02	182-184 Henley Road Caversham RG4 5LW	161288 FUL Motor Fuel Group	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 119	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			External refurbishment and extension of shop													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Redlands RE-N-0008/1 SU724729 0.47	Royal Berkshire Hospital London Road RG1 5AN	950590 FUL Royal Berks & Battle NHS Trust	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 9867	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Redevelopment of part of hospital to provide ancillary commercial centre/private health facility/offices (15,181sqm gr) & 2 multi-storey car parks. Some floorspace completed under other applications. Balance of floorspace shown here.													
Redlands RE-N-0008/3 SU724727 0.67	Royal Berkshire Hospital London Road RG1 5AN	141659 FUL Royal Berkshire NHS Foundation Trust	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 2130	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Two storey Pre-Operative Assessment and Ward Unit building linked to South Block of the existing hospital. Alterations to existing south car park, including closure of existing 'exit' on to Addington Road, and widening of existing entrance from Addington Road to accommodate 2 way traffic. Incorrectly listed as under construction in 2015.													
Redlands RE-N-0028 SU727732 0.01	Clock House 286 Kings Road RG1 4HP	140594 PRA Serrate Limited T/A ITS	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -156	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats.													
Redlands RE-N-0029/1 SU724732 0.32	Hanover House 202 Kings Road RG1 4NN	141343 PRA Adelais Property Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -3354 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Excluding the fourth floor, change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise up to 80 x 1 bed units and 10 x 2 bedroom units. 68 homes actually delivered.													
Redlands RE-N-0029/2 SU724732 0.32	Hanover House 202 Kings Road RG1 4NN	150229 COU Adelais Property Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -655 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of fourth floor to residential use (Class C3) to provide 14 residential units and associated works.													

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Planning Policy Designations			Description of development and additional comments													
Redlands RE-N-0031 SU731756 0.35	Reading School Erleigh Road RG1 5LW	141324 FUL Reading School	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-279 1105 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of chemistry building and firing range to allow the erection of a new two storey science block and associated services and landscaping, including temporary classrooms. A new glazed link will be built joining the two buildings.													
Redlands RE-N-0034 SU726732 0.18	252 Kings Road RG1 4JL	141986 FUL Alpha Property Fund Asset Company (No.2) Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -3532 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 4400 0
Defined Centre? - None Core Emp Area? - None			Change of use and extension of the existing office building Berkshire House (252 - 256 Kings Road, Reading) to create a six storey student residential building.													
Redlands RE-N-0035 SU729731 0.03	320 Kings Road RG1 4JG	142010 PRA Mr M Jarmoszuk	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -456	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use of part ground floor, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise one residential unit.													
Redlands RE-N-0036 SU734723 0.53	1A Upper Redlands Road RG1 5JJ	150890 FUL The University Of Reading	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -750 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of existing industrial units (B1 Use) and the development of 10 residential units for staff accommodation in connection with The University of Reading, associated car parking, bin stores, access and landscaping.													
Redlands RE-N-0037 SU723716 0.06	29 Newcastle Road RG2 7TN	151171 COU Brett Property Developments Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 300 0
Defined Centre? - None Core Emp Area? - None			Change of use to a 9 bedroom House in Multiple Occupation with part single storey and part two storey side and rear extensions (re-submission of 150287).													

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Planning Policy Designations			Description of development and additional comments													
Redlands RE-N-0038 SU721729 0.45	University of Reading London Road RG1 5AQ	150730 COU Thomas Homes and University of Reading	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -4437 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Proposed conversion and alteration of existing buildings to residential use (53 dwellings) together with car and cycle parking, landscaping and bin stores.													
Redlands RE-N-0040 SU726728 0.11	13 and 15 Craven Road RG1 5LE	152171 COU Turner Estates	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -514 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 514 0
Defined Centre? - None Core Emp Area? - None			Proposed change of use of existing building to form 2 no. 8 bedroom HMOs (sui generis), including modification to the existing car parking and provision of associated bin & cycle storage (amended description).													
Redlands RE-N-0041 SU732723 0.29	St Joseph's College, 64 Upper Redlands Road RG1 5JT	151719 FUL St Joseph's College	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 210 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Installation of two Multi Use Games Areas (MUGA) together with associated fencing and floodlights for 1 MUGA and installation of steps and a gate for access. Erection of single storey changing room building and removal of bike sheds.													
Redlands RE-N-0042 SU723723 0.04	Land at Hillside Allcroft Road RG1 5DJ	160753 FUL Turner Estates	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -157
Defined Centre? - None Core Emp Area? - None			Proposed construction of an eight bedroom student housing unit as an extension to student housing block C within the curtilage of grade 2 listed Hillside House.													
Redlands RE-N-0043 SU722722 0.08	35 Christchurch Road RG2 7AN	151034 COU Mr Tony Chima	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -387
Defined Centre? - None Core Emp Area? - None			Conversion of 12 Bedroom HMO into 10 self-contained units comprising 7 x 1 bed studios, 1 x 2 bed apartment and 2 x 1 bed apartment.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Redlands RE-N-0044 SU725728 0.33	3-5 Craven Road RG1 5LE	170166 PRA EDTS, Berkshire Healthcare Foundation Trust	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1223	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Application for prior notification of proposed demolition. All buildings at 3 to 5 Craven Road.													
Redlands RE-N-0045 SU722716 0.05	68 Northumberland Avenue RG2 7PS	152275 FUL Mr Paul Riat	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 -110 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Northumberland Avenue North Core Emp Area? - None			Demolition of existing ground floor rear / side extension. Erection of new ground floor rear / side extension, first floor side and rear extension and erection of rear dormer to facilitate 3no self contained flats - use class C3. Also the erection of a new dwelling house to the rear fronting Newcastle Road.													
Southcote SO-N-0007 SU692719 0.97	Southcote Primary School Silchester Road RG30 3EJ	141380 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 1055 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Two new build teaching block extensions, extension to front of school, plus associated external works including new staff car park and pedestrian accesses from Shepley Drive and Silchester Road.													
Southcote SO-N-0008 SU696725 0.86	72 Bath Road RG30 2BE	160087 FUL Mr Walia	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 406 0	0 0 -406 0
Defined Centre? - None Core Emp Area? - None			Proposed conversion of existing undercroft parking into conference facilities, conversion of the existing conference facilities into 7 service apartments, provision of additional surface car parking and incorporation of part of the rear garden of 1a Parkside Road to accommodate a footpath.													
Southcote SO-N-0009 SU696724 5.00	Elvian School Bath Road RG30 2BB	151175 OUT Taylor Wimpey UK Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 9000 0	0 -5869 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Hybrid appn - O/L for a new 6 form entry secondary school and detailed permission for 118 dwellings, following the demolition of the existing buildings. See 161877 for REM for school. See 161240 for prior approval of demolition.													

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Planning Policy Designations			Description of development and additional comments													
Southcote SO-N-0010 SU692722 0.20	Hugh Faringdon RC School Fawley Road RG30 3EP	161905 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 143	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Replacement of the existing temporary, modular unit and bungalow with a new permanent single storey building. Plus relocation of bike shed, associated external works including extension of staff car park.													
Thames TH-N-0006 SU712763 0.28	Highdown School Surley Row Caversham RG4 8LR	120329 EXT Highdown School & Sixth Form Centre	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Lapsed	Application for the extension of the time limit for implementation of planning permission 091124 for construction of a new build sixth form and general teaching block with associated landscaping.													
Thames TH-N-0008 SU717751 0.47	Queen Annes School Henley Road Caversham RG4 6DX	141288 FUL The Grey Coat Hospital Foundation	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-48 1660 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			The refurb and extension of Moore House to provide the school with a dedicated sixth form centre as well as a state of the art dining and kitchen facility. The sixth form centre will include a contemporary knowledge centre a common room cafe and flexible teaching areas. New external landscaping.													
Thames TH-N-0009 SU708751 0.47	The Arthur Clark Home 1 Albert Road Caversham RG4 7AN	152277 FUL A2Dominion Housing Options Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -1448 0 4045	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of a 1-4 storey building comprising 43 extra care apartments (Class C2) with altered landscaping, 21 car parking spaces and associated works, following demolition of existing buildings.													
Tilehurst TI-N-0015 SU675728 0.85	Church End Primary School Usk Road Tilehurst RG30 4HP	141613 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 988 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Two storey rear extension and single storey front extension to school, external works and relocation and extension of staff car parking.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Tilehurst TI-N-0017 SU676729 0.12	The Avenue School Conwy Close Tilehurst RG30 4BZ	162331 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 149	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Installation of a temporary demountable modular double classroom unit and associated external works.													
Whitley WH-N-0001 SU713689 3.36	Reading International Business Park A33 Relief Road RG2 6DH	090530 VARIAT Akeler Developments Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 33910	-5868 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Variation of conditions on 060942, which was an EXT for 990690 for redevelopment of bottling plant to provide offices (Reading 360). Demolition complete and counted in previous years.													
Whitley WH-N-0012/1 SU699697 2.60	Plot 3.2 400-450 Longwater Avenue RG2 6GP	080571 REM Prudential Assurance Co Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Green Park			Reserved matters pursuant to outline permission 85/TP/690 (original Green Park permission) for the erection of a 4 storey building (14,080 sqm.) on 2.6 ha for open business use including access, car parking, servicing, landscaping. See 160569 for alternative development against which floorspace counted.													
Whitley WH-N-0012/2 SU699697 2.60	400 Longwater Avenue RG2 6GP	160569 FUL Green Park Reading No.1 LLP	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 27207	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Green Park			Development of commercial office buildings (B1 Use Class), access, decked and surface car parking, cycle parking, landscaping, servicing, associated engineering and ancillary works. See 080571 for alternative development.													
Whitley WH-N-0013 SU700695 0.00	Plot 8 600 South Oak Way RG1 6AD	070488 REM Prudential Assurance Co Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 20430	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Green Park			Reserved matters pursuant to o/l permission 85/00691 for a 5 storey bldg for open business use (20,430 sqm on 2.9 ha) with parking, servicing & landscaping. Exceeds total floorspace permitted under 85/00691 by 6,779 sqm.													

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Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0014/1 SU709709 6.20	Land west of A33 & north of Island Road	101983 EXT Stadia UK Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Superseded	Extension of time of planning permission 060179 for the relocation and expansion of the Reading Greyhound and Speedway Stadium (5,076 sq m) to land north of Island Road. Superseded by 141789 for employment development.													
Whitley WH-N-0014/2 SU705709 8.59	Land north of Island Road RG2 0WR	141789 OUT Evander Properties Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 24200 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Outline planning application for development comprising up to 24,200 sq m (GIA) of B2 (General Industrial) and/ or B8 (Storage or Distribution), parking and service yards, access, landscaping and associated works. 151461 is the REM. See 101983 for alternative development for stadium development.													
Whitley WH-N-0016 SU698702 24.65	Pingemead Business Park & Land adj to Longwater Avenue	102172 OUT St Edward And Prudential Assurance Company Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 683	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-3520 0 0 16000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-191 0 0 1360	0 0 0 1850	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Hybrid appln. Ph 1: Full app 68 dwells, retail, management suite, & village hall. (O/L for 669 dwells, extra care hsg, offices, primary sch, surgery, sports pitch). REM -151070 Ph 1c, 151761 Ph 2a (uplift 49 homes), 162050 Ph 2c, 160700 Ph 3a, 161893 Ph 5)													
Whitley WH-N-0017/1 SU698698 4.08	Plot 17, 500 - 600 Longwater Avenue	141447 REM Oxford Properties	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 22540	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Green Park			Reserved matters pursuant to outline permission 021084 for erection of five 4-storey & one 5 storey buildings of flexible office space with 564 parking spaces. Time limit extended.													
Whitley WH-N-0019 SU717706 0.25	Junction of Basingstoke Rd and Manor Farm Road RG2 0JH	140477 FUL RO Developments	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 1400	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of 2 storey office building, parking, refuse storage and landscaping. Alterations to entrance onto Gillette Way. (Resubmission of 080814). Extension of time of 090792.													

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Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0020/1 SU715706 40.00	Kennet Island Manor Farm Road	050823 OUT Foudry/Kennet Properties Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 73102	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0
Defined Centre? - None Core Emp Area? - None			Devt for up to 1150 homes, offices, hotel, retail & community uses, open space & infrastructure incl a bridge link across A33. Outstanding A1/D2 (6,323 sqm) supers by 102167. Some B1 to be superseded by 120408. Remaining B1 is for W of A33. Residential element now complete.													
Whitley WH-N-0020/3 SU711703 3.40	Foudry Place & 22 Commercial Road	120408 OUT Kennet Properties And Inchcape Estates Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 2295	0 0 0 0	0 0 0 0	0 0 0 1400	0 0 0 0	0 0 0 0	0 0 0 0	13860
Defined Centre? - None Core Emp Area? - None			Hybrid application for car dealership including workshop, car parking and storage with associated roads, public realm and landscaping (full), and B1 offices, serviced apartments (O/L with appearance, landscaping, layout & scale reserved).													
Whitley WH-N-0022 SU708697 17.70	Madejski Stadium Royal Way RG2 0FL	101623 EXT Reading Football Club	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 28442	0
Defined Centre? - None Core Emp Area? - None			Extension of time limit on 070434 for expansion of stadium for additional 24,882 sqm & to stands to form additional 12,400 seats (6,467 sqm), re-alignment of Shooters Way, and alterations to layout of the parking areas. See VARIAT 130908 for changes to phasing.													
Whitley WH-N-0025/1 SU715693 8.34	Worton Grange Imperial Way RG2 0TE	131527 OUT Worton Grange Industrial Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-36500 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0
Defined Centre? - None Core Emp Area? - None		Superseded	Outline application (with Landscaping and Appearance matters reserved) for the erection of two warehouse buildings (Use Class B8) with ancillary office accommodation, car, lorry, motorcycle and cycle parking, landscaping and associated works. Superseded by mixed use permission, now under construction.													
Whitley WH-N-0025/2 SU715693 6.17	Worton Grange Imperial Way	151944 OUT Kier Reading LLP	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 1858 2834	0 0 0 557	0 0 0 270	0 0 0 741	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 2452	0 0 0 4134	0 0 0 0	0 0 0 0	0 0 0 0	2510
Defined Centre? - None Core Emp Area? - None			Hybrid - O/L for up to 175 homes, & FUL for 12 commercial units (B1c, B2, B8), car showrooms, retail, 120 bed hotel, pub, coffee shop, restaurant, bank. 161496 is REM for resi. 162257 extends A2 from 372 to 557 sqm and makes it flexible A1/A2/A3.													

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Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0033 SU709698 0.02	Reading Gate Retail Park A33 Relief Road RG2 0QG	120432 FUL Legal And General Assurance Society Limited And The NFU	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 130 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-18 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of a coffee shop with replacement security hut at the rear, external seating area at the front and replacement fascia ATMs.													
Whitley WH-N-0041/1 SU717709 0.24	Bjs Bingo Club Gillette Way RG2 0BS	130716 COU Shipley Brothers Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Whitley Core Emp Area? - None		Lapsed	Change of use of part of bingo club to business use (classes B1, B2 and B8).													
Whitley WH-N-0041/2 SU717709 0.29	ATOM Gillette Way RG2 0BS	161119 FUL STP LLP	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 814	0 0 0 0
Defined Centre? - Whitley Core Emp Area? - None			Extension to trampoline park. See 130716 for original change of use.													
Whitley WH-N-0042/2 SU715696 1.57	Worton Drive	141602 FUL SEGRO Industrial Estates Limited	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 561 0 0	0 3038 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 1201 0 0
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			New car showroom with ancillary offices, service garage and workshop, parts storage and sale and hiring of motor vehicles, free-standing car valet building, rooftop car storage deck, car parking, cycle parking facilities, drainage, landscaping, plant and ancillary works.													
Whitley WH-N-0043 SU715707 0.03	Manor Farm Road RG2 0JH	130246 FUL R O Property Managment Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Lapsed	Erection of a cafe ancillary to the existing office campus (use Class B1).													

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Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0047 SU716692 2.29	Little Chef Basingstoke Road RG2 0TA	150218 FUL The Keen Partnership	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	-237 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 148 0 0
Defined Centre? - None Core Emp Area? - None			Demolition of existing building and replacement with new building to be used for the purposes of van hire, including a hire office (sui generis). Application 140844 was for a change of use and extension, but a new application made for a rebuild due to condition of the building.													
Whitley WH-N-0048 SU716706 0.79	1-3 Gillette Way RG2 0BS	141570 FUL Travis Perkins	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 345	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of ancillary warehouse storage (B8) building and soft landscaping. Incorrectly listed as under construction in 2015.													
Whitley WH-N-0049 SU700705 3.54	Land west of Longwater Avenue RG2 6GP	141944 REG3 Reading Borough Council	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 6106
Defined Centre? - None Core Emp Area? - None			Construction of a new Railway Station, bus interchange, multi-storey car park (park and rise facility), short stay car park, taxi drop-off, disable parking facility, station access road from Longwater Avenue, landscaping and associated works.													
Whitley WH-N-0052 SU718713 0.40	177 Basingstoke Road RG2 0HX	150715 FUL GBS Securities	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	-761 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 1235 0
Defined Centre? - None Core Emp Area? - None			Erection of 2 blocks of student accommodation comprising 34 Rooms, associated parking and amenity space.													
Whitley WH-N-0054 SU713706 0.03	79 Tean House Havergate Way RG2 0GU	152188 COU Berkeley Homes (Western) Ltd	Already comp 2016 Comp during 2016-17 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -287	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use of units 9, 10 and 11 from B1 Office to C3 Residential to create 4 flats.													

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Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0056 SU710702 1.77	Lancaster Jaguar Bennet Road RG2 0QX	152071 FUL Jardine Motors Group	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	3078
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			Extending and refurbishing the existing Jaguar/Volvo showroom into a Jaguar Land Rover dealership. Extending and refurbishing the existing Land Rover showroom and after sales facility into a single use after sales building. Demolition and removal of redundant buildings on site and external site works to coordinate the new building uses.													

7. SCHEDULE OF INDIVIDUAL 'SOFT COMMITMENTS'

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2017

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Norcot	Meadway Precinct	150945 FUL	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
	Honey End Lane	Chillingham Limited	Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
SU684727			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
2.00	RG30 4AB		Not started	3908	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - The Meadway			Redevt of the Meadway precinct including partial demol, refurbishment of existing retail incl creation of new f/s, new shop fronts, extn to existing precinct to create new retail units within use classes A1, A2, A3, A4 and A5, car park, servicing, toilets etc													
Core Emp Area? - None																
Park	Alexander House 205-207	162057 FUL	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kings Road	Mount Properties Limited	Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
SU729732		C/O Investra Capital Ltd	Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
0.16	RG1 4LS		Not started	0	0	0	0	0	-2041	0	0	0	0	0	0	0
Defined Centre? - None			Erection of basement and 4 - 7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a)													
Core Emp Area? - None																
Whitley	452	162108 FUL	Already comp 2016	0	0	0	0	0	0	0	0	0	0	0	0	0
	Basingstoke Road	Procter & Gamble	Comp during 2016-17	0	0	0	0	0	0	0	0	0	0	0	0	0
SU715704		Limited	Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
1.54	RG2 0QE		Not started	0	0	0	0	0	2425	0	330	0	0	0	0	7981
Defined Centre? - None			Part retention and refurbishment of the existing Gillette building, erection of a two storey research and development building (Class B1/B8), and erection of a 190 space multi-storey car park, with associated access, surface car parking, servicing, landscaping and engineering works.													
Core Emp Area? - Bennet Road																

Planning Section

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