

# RESIDENTIAL PLANNING COMMITMENTS

## AT 31 MARCH 2015

Information on the progress of residential development between  
1 April 2014 and 31 March 2015 in Reading Borough



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1 April 2014 and 31 March 2015 in Reading Borough

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## EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2015. It deals with change in the number of dwellings, based on the planning process. It includes those sites that have planning permission (hard commitments) and those that have been identified in principle as being suitable for housing development (soft commitments).

The key net figures for Reading Borough for the monitoring year 1 April 2014 to 31 March 2015 are summarised below:

Newly permitted dwellings	With permission but not started	Under construction	Total hard commitments outstanding (N/S + U/C)	Soft commitments	Total hard and soft	Completed	Lapsed
764	2,883	998	3,881	2,006	5,887	635	-2

The figures demonstrate that housing delivery in Reading has turned a corner from the lower figures seen in the last four years, associated with the recession. Completions are at their highest level since 2010, whilst the number of dwellings under construction are at their highest since 2007, meaning that 2016 promises to maintain the good numbers of completions. New permissions also substantially exceed last year's figures.

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## 1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2015 survey of Residential Planning Commitments in Reading Borough. Its purpose is to monitor change in the number of dwellings. It is not therefore concerned with changes to the size or form of existing dwellings, unless it would result in a different number of dwellings.
- 1.2 A dwelling includes all forms of permanent residential accommodation (houses, flats, maisonettes etc), excluding caravans, holiday homes, granny annexes and certain types of communal housing such as old people's homes (where care is provided), nurses' and students' hostels and houses in multiple occupation with three or more people<sup>1</sup>.
- 1.3 The changes in dwellings are monitored through the planning process. This document shows the overall change in numbers of residential units in terms of what has planning permission at 31 March 2015, and what has been completed during the monitoring year (1 April 2014 to 31 March 2015). As such, it is a major input into the Annual Monitoring Report, and into other housing monitoring tools, such as housing trajectories and the 5-Year Housing Land Supply.
- 1.4 Surveys of housing commitments have been produced annually for the Berkshire area since 1976. Before 1982 the surveys recorded commitments outstanding at 30 June each year. Since 1982 the survey date has been 31 March. Information relating to conversions, demolitions and changes of use has been included since 1994.
- 1.5 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.
- 1.6 The notes in the sections 1 to 3 of this report explain the background to the residential commitments, the methodology involved in carrying out the survey and how to use the schedules.
- 1.7 Section 4 contains the summary tables. These set out summary information for the number of dwellings that are at various stages of the process, including completions, dwellings under construction and new permissions. More details on what is contained in the summary tables is set out in section 3.
- 1.8 Section 5 looks at how the figures from this year's commitments survey compare to those from previous years.
- 1.9 Sections 6 and 7 contain the detailed schedules of the residential sites that have fed into the summary tables, which list all sites with a commitment for housing development within the monitoring year and describe their status at 31 March 2015.

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<sup>1</sup> In 2013, an Article 4 Direction came into force in much of Katesgrove, Park and Redlands wards to restrict changes of use from C3 dwellinghouses to C4 small houses in multiple occupation (up to 3 unrelated people). For the purposes of the figures in this document, a change of use from C3 to C4 is not counted as a change in the number of dwellings. This is because, since the Article 4 Direction only applies to a specific part of the Borough, these changes cannot be monitored consistently across Reading.

- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2015 document.
- 1.11 For any queries, please contact the LDF Team, Planning Section, Reading Borough Council on 0118 9373337 or [LDF@reading.gov.uk](mailto:LDF@reading.gov.uk).

## 2. METHODOLOGY

2.1 The housing commitments surveys are updated and published each year, covering the monitoring year 1 April to 31 March. The survey is updated in three main stages as follows:

1. All outstanding housing commitments from the 2014 survey<sup>2</sup> were identified, together with relevant planning permissions granted between 1 April 2014 - 31 March 2015. Relevant information, such as whether they would be classed as 'greenfield' or 'brownfield', was also recorded (see paragraph 3.4).
2. All sites were visited by Council officers in order to obtain information on development progress (i.e. number of units completed, under construction and not started). These visits were carried out as soon after 31 March 2015 as possible, mainly between April and June 2015.
3. Finally, the survey information was organised and analysed, and the document prepared for publication.

2.2 Sites which have any of the following characteristics are included in both this document and the Non-Residential Commitments document at March 2015:

- 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.

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<sup>2</sup> <http://beta.reading.gov.uk/media/2878/Residential-Commitments-2014/pdf/Residential-Commitments-2014.pdf>

### 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 present 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 following information:
- Number of new build dwellings
  - Number of dwellings demolished (or to be demolished)
  - Number of new dwellings gained through conversion of existing residential
  - Number of dwellings lost through conversion of existing residential
  - Number of new dwellings gained through change of use to residential
  - Number of dwellings lost through change of use from residential
  - Net change in dwellings (the total of the other columns)

- 3.4 As well as an overall total for the Borough, totals within a number of different categories are shown:

- **By Ward**  
Reading Borough Council is broken down into 16 wards (see figure 1). A total for each ward is given<sup>3</sup>.
- **By Development Plan Designation**  
The totals for a number of different planning designations for the area, based on existing and emerging 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

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<sup>3</sup> No figure for parishes is given, as Reading Borough has no parishes.



SDPD. The boundary used for monitoring this is the definition of South Reading in Chapter 13 of the SDPD.

- Core Employment Areas - 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 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.

- **By Type**

Residential commitments have in the past been broken down into 'brownfield' and 'greenfield' commitments. 'Brownfield' means previously-developed land, and 'greenfield' means previously undeveloped land. It is useful to continue to show this in the table. It is important to note that the definition of 'brownfield' in national policy changed in 2010 to exclude residential gardens. This means that there are inevitably more developments that are counted as 'greenfield' than was the case prior to 2010. It is also important to note that the description as 'brownfield' and 'greenfield' applies to their status after this change in definition, and does not take into account whether they would have been considered as 'brownfield' at the time they were granted permission.

- **By Size**

Residential commitments have in the past been broken down into large, medium and small commitments. It is therefore useful to continue to show this information. The definitions are as follows:

- Large: residential development on sites of greater than 1 ha;
- Medium: residential development on sites of less than 1 ha, but with a net change of 10 or more dwellings;
- Small: residential development on sites of less than 1 ha and with a net change of less than 10 dwellings.

3.5 The seven tables are divided by status, and these are described below.

3.6 **Table 1** shows the number of dwellings with planning permission (including both full and outline) but not yet started at 31 March 2015.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2015. The construction process for new build dwellings does not include the clearing of the site (although this will be counted against demolition, if it involves demolition of dwellings), but starts from the digging of footings and laying of foundations, and ends when

work has completed<sup>4</sup>. For conversions or changes of use, this includes the period of making internal alterations.

- 3.8 **Table 3** shows the total number of dwellings outstanding at 31 March 2015. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.
- 3.9 **Table 4** shows the number of dwellings 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 2015. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
  - Sites which are allocated for residential development in an adopted development plan but where planning permission has not yet been granted. Sites are only included where a dwelling number is specified in the policy (and therefore excludes Major Opportunity Areas from the RCAAP).
- 3.10 The inclusion of such soft commitment sites in the document and their likely dwelling capacity 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 housing development. All future planning applications on these sites will be considered on their individual merits by the Council.
- 3.11 **Table 5** shows the number of dwellings completed between 1 April 2014 and 31 March 2015. A dwelling is completed for these purposes when work on it has ended, even if it is still unoccupied. This figure inputs into other housing monitoring work, where it is judged against housing provision targets.
- 3.12 **Table 6** shows the number of dwellings newly permitted between 1 April 2014 and 31 March 2015. 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 number of dwellings for which planning permission had lapsed between 1 April 2014 and 31 March 2015. 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. Although local planning authorities may specify a different timescale if necessary, most permissions use a standard period of three years.

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<sup>4</sup> 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.

## UNDERSTANDING THE INDIVIDUAL SCHEDULES

- 3.14 Sections 6 and 7 list the individual sites which have fed into the overall figures in section 4.
- 3.15 Section 6 lists the 'hard commitments'. Hard commitments are sites with planning permission.
- 3.16 Section 7 lists the 'soft commitments'. Soft commitments are sites without a planning permission, but where the principle of residential development has been agreed. See paragraph 3.9 above.
- 3.17 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.
  - **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**
  - **Application number and type**  
The number and type of the main or most up-to-date planning application on the site. On some sites, there will have been more than one application, including extensions of time, outline or reserved matters, variations of condition etc. 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.

- CNV: Application to convert existing residential into a different number of residential units.
- COU: Application for a change of use, either to or from residential.
- 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, the policy reference is used instead of an application number.

- **Applicant**

The person or organisation who applied for planning permission.

- **Number of dwellings**

This shows the number of dwellings (showing the number that are new build, the total of demolitions, conversions and changes of use, and the overall net change) against the status of those dwellings. The columns show the following:

- Perm - overall number permitted at 31<sup>st</sup> March 2015.
- Comp Total - the total number of dwellings completed on that site by 31 March 2015.
- Comp 14-15 - the number of dwellings that were completed between 1 April 2014 and 31 March 2015.
- Under Constr - the number of dwellings under construction at 31 March 2015.
- Not Strtd - the number of dwellings not yet started at 31 March 2015.

- Total Outst - the total number of dwellings not yet completed at 31 March 2015, i.e. the sum of those not started and under construction.

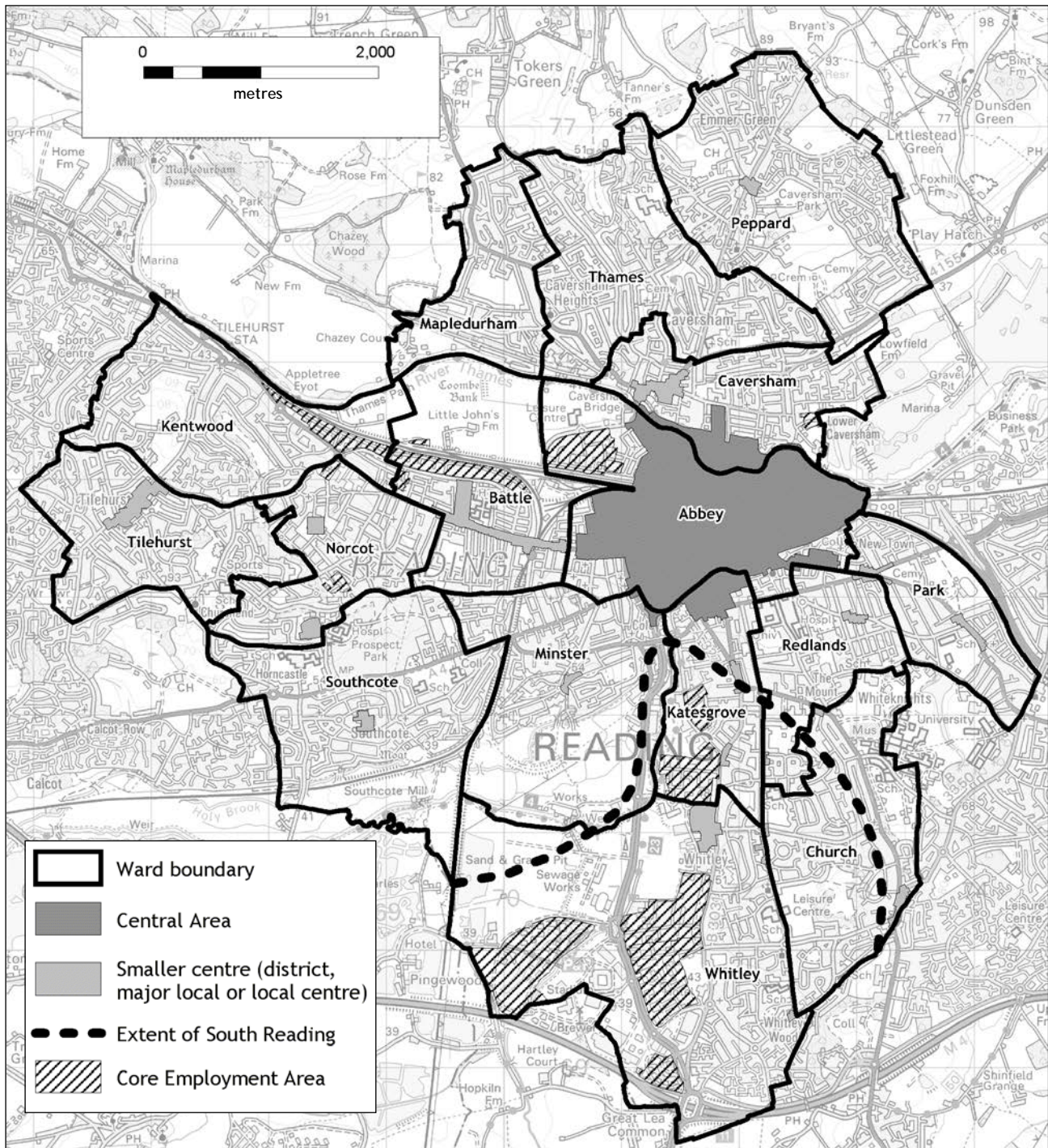
Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' underneath the Applicant. Likewise, the figures will be zero if the figures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

For the soft commitments in section 7, only one overall set of figures is shown, because no progress can be made until the development has planning permission.

- **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.
- **Size**  
Whether a development is Large, Medium or Small (see paragraph 3.4)

**Figure 1: Wards and Development Plan Designations in Reading**

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## 4. SUMMARY TABLES

Table 1 - Planning Permissions (Hard Commitments) Not Started

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	2,470	103	24	6	499	1	2,883
<b>By Ward</b>							
Abbey	848	0	13	2	368	0	1,227
Battle	10	0	9	3	1	0	17
Caversham	47	0	0	0	0	0	47
Church	4	1	0	0	0	0	3
Katesgrove	0	0	0	0	27	1	26
Kentwood	31	0	0	0	0	0	31
Mapledurham	4	1	0	0	0	0	3
Minster	120	0	0	0	0	0	120
Norcot	313	94	0	0	0	0	219
Park	11	4	0	0	0	0	7
Peppard	4	2	0	0	0	0	2
Redlands	42	0	0	0	94	0	136
Southcote	3	0	2	1	0	0	4
Thames	0	0	0	0	0	0	0
Tilehurst	5	0	0	0	9	0	14
Whitley	1,028	1	0	0	0	0	1,027
<b>By Development Plan Designation</b>							
Central Reading	836	0	6	0	469	0	1,311
Smaller Centres	46	0	9	3	8	0	60
<i>Town Centres Sub-Total</i>	<i>882</i>	<i>0</i>	<i>15</i>	<i>3</i>	<i>477</i>	<i>0</i>	<i>1,371</i>
South Reading Total	1,144	2	0	0	0	0	1,142
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	1,726	103	24	6	499	1	2,139
Greenfield	744	0	0	0	0	0	744
<b>By Size</b>							
Large	2,002	92	0	0	0	0	1,910
Medium	368	2	0	0	442	0	808
Small	100	9	24	6	57	1	165



Table 2 - Planning Permissions (Hard Commitments) Under Construction

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	<b>691</b>	<b>61</b>	<b>12</b>	<b>5</b>	<b>364</b>	<b>3</b>	<b>998</b>
<b>By Ward</b>							
Abbey	352	0	0	0	158	2	508
Battle	5	0	0	0	7	0	12
Caversham	22	0	0	0	2	0	24
Church	1	0	0	0	0	0	1
Katesgrove	0	0	6	2	171	0	175
Kentwood	11	0	0	0	0	0	11
Mapledurham	0	0	0	0	0	0	0
Minster	29	0	0	0	0	0	29
Norcot	68	61	0	0	0	0	7
Park	0	0	0	0	1	1	0
Peppard	1	0	0	0	0	0	1
Redlands	0	0	6	3	14	0	17
Southcote	2	0	0	0	0	0	2
Thames	2	0	0	0	0	0	2
Tilehurst	8	0	0	0	11	0	19
Whitley	190	0	0	0	0	0	190
<b>By Development Plan Designation</b>							
Central Reading	352	0	0	0	325	1	676
Smaller Centres	22	0	0	0	19	0	41
<b><i>Town Centres Sub-Total</i></b>	<b><i>374</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>344</i></b>	<b><i>1</i></b>	<b><i>717</i></b>
South Reading Total	191	0	6	2	0	0	195
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	682	61	12	5	364	3	989
Greenfield	9	0	0	0	0	0	9
<b>By Size</b>							
Large	420	61	0	0	0	0	359
Medium	226	0	0	0	313	0	539
Small	45	0	12	5	51	3	100

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

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	<b>3,161</b>	<b>164</b>	<b>36</b>	<b>11</b>	<b>863</b>	<b>4</b>	<b>3,881</b>
<b>By Ward</b>							
Abbey	1,200	0	13	2	526	2	1,735
Battle	15	0	9	3	8	0	29
Caversham	69	0	0	0	2	0	71
Church	5	1	0	0	0	0	4
Katesgrove	0	0	6	2	198	1	201
Kentwood	42	0	0	0	0	0	42
Mapledurham	4	1	0	0	0	0	3
Minster	149	0	0	0	0	0	149
Norcot	381	155	0	0	0	0	226
Park	11	4	0	0	1	1	7
Peppard	5	2	0	0	0	0	3
Redlands	42	0	6	3	108	0	153
Southcote	5	0	2	1	0	0	6
Thames	2	0	0	0	0	0	2
Tilehurst	13	0	0	0	20	0	33
Whitley	1,218	1	0	0	0	0	1,217
<b>By Development Plan Designation</b>							
Central Reading	1,188	0	6	0	794	1	1,987
Smaller Centres	68	0	9	3	27	0	101
<b>Town Centres Sub-Total</b>	<b>1,256</b>	<b>0</b>	<b>15</b>	<b>3</b>	<b>821</b>	<b>1</b>	<b>2,088</b>
South Reading Total	1,335	2	6	2	0	0	1,337
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	2,408	164	36	11	863	4	3,128
Greenfield	753	0	0	0	0	0	753
<b>By Size</b>							
Large	2,422	153	0	0	0	0	2,269
Medium	594	2	0	0	755	0	1,347
Small	145	9	36	11	108	4	265

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

Table 4 - Planning Permissions Without Planning Permission But Accepted in Principle (Soft Commitments)\*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	2,007	1	0	0	0	0	2,006
<b>By Ward</b>							
Abbey	655	0	0	0	0	0	655
Battle	116	0	0	0	0	0	116
Caversham	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0
Katesgrove	145	0	0	0	0	0	145
Kentwood	17	0	0	0	0	0	17
Mapledurham	1	1	0	0	0	0	0
Minster	0	0	0	0	0	0	0
Norcot	0	0	0	0	0	0	0
Park	15	0	0	0	0	0	15
Peppard	34	0	0	0	0	0	34
Redlands	18	0	0	0	0	0	18
Southcote	154	0	0	0	0	0	154
Thames	0	0	0	0	0	0	0
Tilehurst	20	0	0	0	0	0	20
Whitley	832	0	0	0	0	0	832
<b>By Development Plan Designation</b>							
Central Reading	800	0	0	0	0	0	800
Smaller Centres	574	0	0	0	0	0	574
<i>Town Centres Sub-Total</i>	<i>1,374</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,374</i>
South Reading Total	832	0	0	0	0	0	832
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	2,007	1	0	0	0	0	2,006
Greenfield	0	0	0	0	0	0	0
<b>By Size</b>							
Large	1,457	0	0	0	0	0	1,457
Medium	549	0	0	0	0	0	549
Small	1	1	0	0	0	0	0

\*Includes adopted Development Plan allocations only where a dwelling figure is specified, i.e. excludes RCAAP Major Opportunity Areas

Table 5 - Planning Permissions (Hard Commitments) Completed 2014-2015

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	353	3	47	25	266	3	635
<b>By Ward</b>							
Abbey	15	0	17	8	152	0	176
Battle	34	0	14	6	5	0	47
Caversham	0	0	3	1	1	0	3
Church	0	0	0	0	0	0	0
Katesgrove	44	0	4	3	26	1	70
Kentwood	11	0	2	1	2	1	13
Mapledurham	2	1	0	0	0	0	1
Minster	51	1	2	1	16	0	67
Norcot	37	0	0	0	3	0	40
Park	3	0	0	3	3	1	2
Peppard	16	0	0	0	0	0	16
Redlands	4	0	1	0	49	0	54
Southcote	39	0	0	0	0	0	39
Thames	4	0	2	1	0	0	5
Tilehurst	10	1	0	0	9	0	18
Whitley	83	0	2	1	0	0	84
<b>By Development Plan Designation</b>							
Central Reading	15	0	11	7	150	0	169
Smaller Centres	0	0	2	1	21	0	22
<i>Town Centres Sub-Total</i>	<i>15</i>	<i>0</i>	<i>13</i>	<i>8</i>	<i>171</i>	<i>0</i>	<i>191</i>
South Reading Total	124	0	3	1	2	0	128
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	337	3	47	25	266	3	619
Greenfield	16	0	0	0	0	0	16
<b>By Size</b>							
Large	216	0	0	0	10	0	226
Medium	77	0	0	0	177	0	254
Small	60	3	47	25	79	3	155

Table 6 - Planning Permissions (Hard Commitments) Permitted During 2014-2015\*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	<b>109</b>	<b>8</b>	<b>30</b>	<b>16</b>	<b>653</b>	<b>4</b>	<b>764</b>
<b>By Ward</b>							
Abbey	31	0	8	3	352	0	388
Battle	2	0	8	3	13	0	20
Caversham	40	0	3	1	2	0	44
Church	4	1	0	0	0	0	3
Katesgrove	0	0	4	3	181	2	180
Kentwood	11	0	2	1	0	0	12
Mapledurham	1	1	0	0	0	0	0
Minster	0	0	2	1	0	0	1
Norcot	10	2	0	0	0	0	8
Park	4	4	0	3	1	2	-4
Peppard	1	0	0	0	0	0	1
Redlands	0	0	1	0	96	0	97
Southcote	0	0	0	0	0	0	0
Thames	0	0	2	1	0	0	1
Tilehurst	5	0	0	0	8	0	13
Whitley	0	0	0	0	0	0	0
<b>By Development Plan Designation</b>							
Central Reading	22	0	4	3	608	0	631
Smaller Centres	43	0	0	0	21	0	64
<b><i>Town Centres Sub-Total</i></b>	<b><i>65</i></b>	<b><i>0</i></b>	<b><i>4</i></b>	<b><i>3</i></b>	<b><i>629</i></b>	<b><i>0</i></b>	<b><i>695</i></b>
South Reading Total	4	1	1	0	0	0	4
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	105	8	30	16	653	4	760
Greenfield	4	0	0	0	0	0	4
<b>By Size</b>							
Large	40	0	0	0	0	0	40
Medium	35	2	0	0	578	0	611
Small	34	6	30	16	75	4	113

\*This does not include permissions that are similar to proposals outstanding at 31 March 2012 on the same site

Table 7 - Planning Permissions (Hard Commitments) Lapsed\*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	3	0	15	33	13	0	-2
<b>By Ward</b>							
Abbey	0	0	0	0	13	0	13
Battle	3	0	0	0	0	0	3
Caversham	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	0	0	0
Kentwood	0	0	0	0	0	0	0
Mapledurham	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0
Norcot	0	0	13	32	0	0	-19
Park	0	0	0	0	0	0	0
Peppard	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	0	0
Southcote	0	0	2	1	0	0	1
Thames	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0
Whitley	0	0	0	0	0	0	0
<b>By Development Plan Designation</b>							
Central Reading	0	0	0	0	13	0	13
Smaller Centres	3	0	0	0	0	0	3
<b><i>Town Centres Sub-Total</i></b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>16</b>
South Reading Total	0	0	0	0	0	0	0
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	3	0	15	33	13	0	-2
Greenfield	0	0	0	0	0	0	0
<b>By Size</b>							
Large	0	0	0	0	0	0	0
Medium	0	0	13	32	13	0	-6
Small	3	0	2	1	0	0	4

\*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. COMPARISON WITH PREVIOUS YEARS

- 5.1 This section compares the key headline figures from the 2015 survey (i.e. dwellings completed, dwellings under construction, dwellings completed and new dwellings permitted) against the figures from previous surveys.

**Table 8: Key Figures - Comparison with Previous Years**

	Completed (net)	Under Construction (net)	Not Started (net)	New Permissions (net)
2004	761	1,195	2,253	629
2005	1,177	679	2,895	1,291
2006	656	747	2,833	576
2007	637	1,028	2,706	624
2008	837	852	2,825	520
2009	782	593	3,355	1,036
2010	693	533	3,536	733
2011	321	688	2,693	142
2012	312	599	3,806	1,350
2013	474	424	3,809	667
2014	361	719	3,601	544
2014	635	998	2,883	764

- 5.2 In terms of completions, Table 8 demonstrates a significant improvement in housebuilding rates over the 2011-2014 period, where new completions were very low as a result of the recession. Whilst rates of new build have increased steadily, including developments on some high-profile sites such as Kennet Island, the Bath Road Reservoir and Kenavon Drive, there has been a large increase in completions through changes of use, often from offices. Whilst some of these have taken place through the prior approval process, the largest single office conversion scheme actually pre-dated the office prior approval system.
- 5.3 The number of dwellings under construction is at its highest level since 2007. A great deal of construction is underway, at Kennet Island, Dee Park, Kenavon Drive and Chatham Street, as well as a significant number of conversions from office to residential, in particular because this permitted development right is due to expire in May 2016. Over half of all dwellings under construction are in Central Reading, which is welcome, as the lack of residential development in Central Reading was one of the main reasons for the low recent completion numbers.
- 5.4 The number of dwellings not started remains comparable to previous years, indicating that there is no shortage of land for housing.
- 5.5 The vast majority of new permissions involve change of use, particularly in the central wards of Abbey and Katesgrove, almost all of which would be conversions from offices to residential, taking advantage of permitted development rights currently due to expire in May 2016.

## 6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'



READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2015

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
<b>Abbey</b> AB-R-0262 SU708735 0.06	118 Chatham Street RG1 7HT	100884 FUL Catalyst Communities Housing Association Ltd	New Build De/C/COU  NET	14 0  14	0 0  0	0 0  0	14 0  14	0 0  0	14 0  14	Erection of 13 x 2 bed flats and 1 x 1 bed flat with associated amenity space and car parking (resubmission of 100197)  Size: M
<b>Abbey</b> AB-R-0281 SU707733 0.04	139-141 Oxford Road RG1 7UU	020117 FUL Mr A Little	New Build De/C/COU  NET	0 10  10	0 0  0	0 0  0	0 10  10	0 0  0	0 10  10	Demolition of existing extension and redevelopment for 10 residential units with associated parking  Size: M
<b>Abbey</b> AB-R-0335 SU725735 2.49	42 Kenavon Drive RG1 3DH	131280 FUL Bellway Homes Ltd & Danescroft (Reading) Ltd	New Build De/C/COU  NET	192 0  192	15 0  15	15 0  15	131 0  131	46 0  46	177 0  177	Erection of 192 dwellings with associated access, parking, landscaping  Size: L
<b>Abbey</b> AB-R-0362/2 SU714736 0.05	29-35 Station Road RG1 1LG	101247 EXT Imperial Properties (Reading)	New Build De/C/COU  NET	103 0  103	0 0  0	0 0  0	0 0  0	103 0  103	103 0  103	Ext of time limit of 040516 for demolition and erection of 22 storey building for 103 residential units, 2 ground floor A1 retail and/or A3 restaurant units, with basement level car/cycle parking spaces and refuse storage.  Size: M
<b>Abbey</b> AB-R-0362/1 SU714736 0.05	29-35 Station Road RG1 1LG	141275 PRA Titan Properties	New Build De/C/COU  NET	0 0  0	0 0  0	0 0  0	0 0  0	0 0  0	0 0  0	Prior approval for the change of use to C3 residential (27 units) from B1(a) office use at 29-35 Station Road, Reading. See 101247 for alternative development. Figures are zero here to avoid double counting.  Size: M
<b>Abbey</b> AB-R-0401 SU716735 1.32	173-175 Friar Street RG1 1BP	061033 FUL Cityscene Properties Ltd	New Build De/C/COU  NET	14 0  14	0 0  0	0 0  0	14 0  14	0 0  0	14 0  14	Refurbishment of shopping arcade, food & drink uses & offices including partial demolition. Erection of health club & fourteen dwellings plus additional arcade & shared ancillary spaces.  Size: L
<b>Abbey</b> AB-R-0417 SU720734 0.01	81 Kings Road RG1 3DD	070126 FUL Mr Gill	New Build De/C/COU  NET	0 1  1	0 1  1	0 1  1	0 0  0	0 0  0	0 0  0	Additions and alterations for 2 flats and modified shop (resubmission of 070818)  Size: S
<b>Abbey</b> AB-R-0425 SU707734 0.08	120 Oxford Road RG1 7NL	110492 COU Mr Prajapati & Mr Bhardwaj	New Build De/C/COU  NET	6 3  9	0 3  3	0 3  3	0 0  0	6 0  6	6 0  6	Extension of time of 070086 (allowed on appeal) for COU of listed building from offices to three residential units & erection of further residential block creating six units.  Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2015

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
<b>Abbey</b> AB-R-0427 SU710736 0.17	6-14 Weldale Street RG1 7BX	110774 EXT Croft Developments	New Build De/C/COU  NET	14 0 14	0 0 0	0 0 0	0 0 0	14 0 14	14 0 14	Extension of the time limit for 081127 for redevelopment of car showroom & yard to provide fourteen apartments comprising of four 1-bed & ten 2-bed. Demolition complete.  Size: M
<b>Abbey</b> AB-R-0439/2 SU710736 0.01	21 Caversham Road RG1 7BT	110628 FUL Mr Anthony Sharp	New Build De/C/COU  NET	11 0 11	0 0 0	0 0 0	0 0 0	11 0 11	11 0 11	Demolition of existing building and erection of 11 x 1-bed flats. Alternative permission for 9 flats lapsed. Demolition underway  Size: M
<b>Abbey</b> AB-R-0441/2 SU715735 0.02	7-11 Station Road RG1 1SQ	141529 PRA Shaviram Limited	New Build De/C/COU  NET	0 18 18	0 0 0	0 0 0	0 18 18	0 0 0	0 18 18	Change of use of building from offices to 18 x flats. 140189 is associated development for 3 flats as extension. Supersedes 120353 for 12 flats including 2 additional floors. 131692 is alternative prior approval also for 18 flats.  Size: M
<b>Abbey</b> AB-R-0441/3 SU715735 0.02	7-11 Station Road RG1 1SQ	140189 FUL Shaviram Limited	New Build De/C/COU  NET	3 0 3	0 0 0	0 0 0	3 0 3	0 0 0	3 0 3	Extension at 5th floor comprising 3 additional flats (1 x 1 bed and 2 x 2 bed) with provision of cycle and refuse storage. 141529 and 131692 are prior approvals for conversion of office below to 18 flats, whilst 120353 is alternative permission for 12 flats.  Size: M
<b>Abbey</b> AB-R-0472 SU712741 0.05	93 - 97 Caversham Road RG1 8AN	111088 CNV Mrs Caroline Salib	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Conv 3 2-bed maisonette apartments into 1 x two bedroom apartment, 2 x one bedroom apartment and 2 studio apartments(re-submission of 101776)  Size: S
<b>Abbey</b> AB-R-0481 SU715735 0.05	17-23 Queen Victoria Street RG1 1SY	111190 COU Avenue Investments Ltd  <i>Lapsed</i>	New Build De/C/COU  NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use of first, second and third floors from office use (504 sq m) to 9 x 1 bed flats and 4 x 2 bed flats  Size: M
<b>Abbey</b> AB-R-0484/1 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	090622 OUT Sackville Developments (Reading) Ltd	New Build De/C/COU  NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	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. See 130436 for alternative against which floorspace  Size: L
<b>Abbey</b> AB-R-0484/2 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	130436 OUT Stanhope Developments (Reading) Limited	New Build De/C/COU  NET	200 0 200	0 0 0	0 0 0	0 0 0	200 0 200	200 0 200	Outline for redevt for offices, town centre uses including retail, leisure and residential, infrastructure, public realm works (all matters reserved). Floorspace are maxima. 130440 and 141457 deals with demolition of part of site.  Size: L

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2015

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
<b>Abbey</b> AB-R-0492 SU723730 0.07	84 Watlington Street RG1 4RT	111073 FUL Syon Ltd	New Build De/C/COU  NET	0 10 10	0 0 0	0 0 0	0 0 0	0 10 10	0 10 10	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  Size: M
<b>Abbey</b> AB-R-0496 SU710733 0.01	4A Howard Street RG1 7XS	111233 CNV Pinnacle Developments	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Conversion of dwelling to 1 x 2 bed flat and 2 x 1 bed flats  Size: S
<b>Abbey</b> AB-R-0497 SU706733 0.06	179 Oxford Road RG1 7UZ	111484 FUL Mr And Mrs Butt	New Build De/C/COU  NET	3 6 9	0 0 0	0 0 0	0 0 0	3 6 9	3 6 9	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.  Size: S
<b>Abbey</b> AB-R-0498 SU713731 0.04	27 Castle Street RG1 7SB	120173 COU Mr David Philips	New Build De/C/COU  NET	0 7 7	0 4 4	0 0 0	0 3 3	0 0 0	0 3 3	Change of use of former public house to create 7 residential apartments  Size: S
<b>Abbey</b> AB-R-0499 SU712738 0.03	53 Greyfriars Road RG1 1PA	120326 FUL DSLS Ltd	New Build De/C/COU  NET	6 0 6	0 0 0	0 0 0	6 0 6	0 0 0	6 0 6	Erection of four storey building containing 4 x two bedroom and 2 x one bedroom apartments  Size: S
<b>Abbey</b> AB-R-0501 SU709733 0.02	111 Oxford Road RG1 7UH	120136 FUL AH Lansley Estate Agents	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Proposed change of use of 1st and 2nd floor office (B1) to dwelling houses (C3) containing 1 x 1 bed flat and 1 x studio flat. Plus ground floor extension to rear for office use.  Size: S
<b>Abbey</b> AB-R-0502 SU715735 0.02	4-8 Cross Street RG1 1SN	121540 COU Sahana Enterprises Ltd	New Build De/C/COU  NET	0 9 9	0 9 9	0 9 9	0 0 0	0 0 0	0 0 0	COU of first and second floors and conv of loft space from offices to 3 x studio flats and 6 x 1 bedroom flats including new mansard roof and new rear access stairs. Supersedes 121374 on 6-8 Cross St for 6 flats & retail extension.  Size: S
<b>Abbey</b> AB-R-0504 SU713742 0.01	1 Brigham Road RG1 8DP	120382 COU Mr Paul Goddard	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use of existing two storey building to 1 x one bedroom dwelling  Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
Abbey AB-R-0505 SU709733 0.01	9 Zinzan Street RG1 7UG	121168 COU Mohammed Akram	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of existing building to 1x two bedroom and 2x one bedroom self contained flats and rear extension at basement and ground floor levels.  Size: S
Abbey AB-R-0506 SU709735 0.75	Phase 2 Land At Chatham Place	120293 FUL Muse Developments	New Build De/C/COU NET	184 0 184	0 0 0	0 0 0	184 0 184	0 0 0	184 0 184	Ph 2 of Chatham PI redevt - 9 storey and 19 storey bldgs for 184 dwellings and GF retail uses (A1, A2 or A3), with basement car park, amenity space, public realm works and landscaping and alts to access.  Size: M
Abbey AB-R-0507 SU708731 0.08	Land Rear Of 14 To 24 Baker Street RG1 7XX	121079 CNV Mr R McCarthy <i>Superseded</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Conversion of NHS clinic into one 2-bed house with garden, and demolition of existing office block and erection of a new 2-storey office block. Superseded by 130408 for conversion of D1 clinic into A2/B1 with no residential.  Size: S
Abbey AB-R-0509 SU705708 0.03	21 George Street RG1 7NP	121625 COU Mr P Singh	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Change of use from public house to 4 x 1 bedroom flats  Size: S
Abbey AB-R-0510 SU720733 0.20	80-82 Kings Road RG1 3BJ	121489 FUL Crest Nicholson Regeneration Ltd And Avi PLC	New Build De/C/COU NET	0 103 103	0 103 103	0 103 103	0 0 0	0 0 0	0 0 0	Refurbishment and change of use from office to residential and an increase in the building's height by the addition of new terraced floors resulting in a 10 storey building containing 103 flats with associated basement parking and landscaping.  Size: M
Abbey AB-R-0516/1 SU708734 0.04	125 Chatham Street RG1 7HT	130870 PRA Mr Mohammed Arif	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 0 0	0 8 8	0 8 8	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 1 bed flats.  Size: S
Abbey AB-R-0516/2 SU708734 0.11	125 Chatham Street RG1 7HT	130842 FUL Mr Mohammed Arif	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	0 0 0	7 0 7	7 0 7	Erection of two storey extension to accommodate 2x 2-bed flats, 3x 1-bed flats and 2x studio flats and changes to fenestration.  Size: S
Abbey AB-R-0518/1 SU715735 0.03	159 Friar Street RG1 1HE	131795 PRA Haslams	New Build De/C/COU NET	0 6 6	0 0 0	0 0 0	0 6 6	0 0 0	0 6 6	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 6 apartments. See 140151 for change of use of third floor.  Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2015

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
<b>Abbey</b> AB-R-0518/2 SU715735 0.03	159 Friar Street RG1 1HE	140151 PRA Haslams	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use of third floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 apartment. See 131795 for changes of use of first and second floors.  Size: S
<b>Abbey</b> AB-R-0520 SU717734 0.01	7 High Street RG1 2EA	120558 FUL C J Basnett And L A Povey	New Build De/C/COU  NET	0 3 3	0 1 1	0 1 1	0 0 0	0 2 2	0 2 2	Conversion of upper floors to 3 x one bedroom apartments (C3) including internal and external alterations (part retrospective)  Size: S
<b>Abbey</b> AB-R-0521 SU718734 0.05	25 Kings Road RG1 3AR	130879 PRA Mr Mark Pettitt	New Build De/C/COU  NET	0 14 14	0 14 14	0 14 14	0 0 0	0 0 0	0 0 0	Change of use of upper floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 14 apartments. Permission 130796 deals with associated external alterations and fourth floor extension.  Size: M
<b>Abbey</b> AB-R-0522/1 SU720733 0.02	102 Kings Road RG1 3BY	130867 PRA Richard De Souza	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of the ground floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats. See 140429 (residential commitments only) for additional flat.  Size: S
<b>Abbey</b> AB-R-0522/2 SU720733 0.02	102 Kings Road RG1 3BY	140429 PRA DSL A Ltd	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Prior approval for additional 1 x studio flat on the ground floor relating to 130867  Size: S
<b>Abbey</b> AB-R-0523 SU718739 0.04	34-36 Kings Road RG1 3AA	120306 COU Century 2000 Enterprises Ltd	New Build De/C/COU  NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Change of use from ancillary A3 to residential to form 3x two bed maisonettes on the second and third floor (resubmission of 121136)  Size: S
<b>Abbey</b> AB-R-0524 SU716734 0.01	27-32 Market Place RG1 2DE	120532 COU Brook Henderson Group	New Build De/C/COU  NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use of the first, second and third floors from office use to residential accommodation. See 110852 (in Non-Residential Commitments) for alternative development over a wider site. Figures are zero here to avoid double-counting.  Size: S
<b>Abbey</b> AB-R-0525 SU690730 0.01	100 Oxford Road RG1 7LJ	130404 COU Mr Day Pal Singh	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use from single residential unit to retail class A1 (47 sq m) at ground floor with associated store in basement, two bedroom flat at first floor and one bedroom flat at second floor, and two storey rear extension  Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2015

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
<b>Abbey</b> AB-R-0526 SU706733 0.01	179A Oxford Road RG1 7YZ	131124 PRA Mr David Moffat	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use of rear first floor office from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 1 bed flat.  Size: S
<b>Abbey</b> AB-R-0527 SU711733 0.30	Yell House Queens Walk RG1 7RH	131302 PRA Ivypark Ltd	New Build De/C/COU  NET	0 115 115	0 0 0	0 0 0	0 0 0	0 115 115	0 115 115	Change of use of existing Yell House from Class B1(a) (offices) to C3 (dwellinghouses) to comprise approximately 115 apartments. Permission 131585 contained associated external alterations. 131302 is alternative scheme for 110 dwellings.  Size: M
<b>Abbey</b> AB-R-0528 SU707732 0.03	32 Russell Street RG1 7XF	130384 FUL Mr Reza Amini	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Conversion of a dwelling into three flats  Size: S
<b>Abbey</b> AB-R-0529 SU707730 0.07	Land rear of 52 Russell Street RG1 7XH	131337 FUL Nimbus Property Developments Ltd	New Build De/C/COU  NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	The erection of a terrace of 3no. 2-bed houses following demolition of garages on land to the rear of 52 Russell Street, Reading  Size: S
<b>Abbey</b> AB-R-0530/1 SU713733 0.04	59-60 St Marys Butts RG1 2LG	131055 PRA Mr A Eisen	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of the second floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flat and 1 x 1 bed flat. See 131699 for first floor.  Size: S
<b>Abbey</b> AB-R-0530/2 SU713733 0.04	59-60 St Marys Butts RG1 2LG	140784 COU Mr A Eisen	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	COU of first floor from offices to 3 flats and removal of part of first floor and alterations to create lightwell and amenity space. 131699 is alternative OPA for 2 flats. See 131055 for second floor (too small to appear in Non-Residential Commitments).  Size: S
<b>Abbey</b> AB-R-0531 SU708732 0.02	32 Waylen Street RG1 7UR	131665 PRA Mr H Marshall	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use of 32 Waylen Street from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 4 bed house.  Size: S
<b>Abbey</b> AB-R-0532 SU712735 0.01	45 West Street RG1 1TZ	131762 PRA Mr A Nicolaou	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats.  Size: S

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				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
<b>Abbey</b> AB-R-0534 SU713740 2.20	Former Sorting Office Caversham Road RG1 1AA	110024 OUT Royal Mail Estates Ltd	New Build De/C/COU  NET	434 0 434	0 0 0	0 0 0	0 0 0	434 0 434	434 0 434	Outline application 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 Size: L
<b>Abbey</b> AB-R-0535 SU712742 0.01	Land adjacent to 86 York Road RG1 8DU	130795 FUL Mr Jack Harvey Album	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of storage building associated with shop and construction of a 3-bedroom dwelling (Resubmission of 12/00578/FUL) Size: S
<b>Abbey</b> AB-R-0536 SU706733 0.04	183a Oxford Road RG1 7UZ	140385 PRA Mr Mark Groom	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use of first (part), second and third floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 3 bed dwelling. Size: S
<b>Abbey</b> AB-R-0537 SU721731 0.03	76 South Street RG1 4RA	140457 PRA Mr N Wallwork	New Build De/C/COU  NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 5 x studio dwellings and 1 x Class C3 dwelling. Size: S
<b>Abbey</b> AB-R-0538 SU709730 0.01	40 Carey Street RG1 7JS	140771 PRA Mr M Green	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats. Size: S
<b>Abbey</b> AB-R-0539 SU714732 0.10	1 Castle Street RG1 7SB	140890 PRA Varsity Design Ltd	New Build De/C/COU  NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 2 bed flats and 3 x studio flats. Size: S
<b>Abbey</b> AB-R-0540 SU717735 0.08	Sussex House Market Place RG1 2DQ	140892 PRA Sussex House - Reading Joint Venture	New Build De/C/COU  NET	0 27 27	0 0 0	0 0 0	0 27 27	0 0 0	0 27 27	Change of use of first, second and third floors from Class B1(a) (offices) to C3 (dwellinghouses) for 27 flats. Variation of condition 141647 allows 13 x 1-bed flats, 12 x 2 bed flats and 2 x 3-bed. Size: M
<b>Abbey</b> AB-R-0542 SU710730 0.01	122a Castle Street RG1 7RJ	141133 CLP Mr David Herbert	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Certificate of Lawfulness for Proposed Use of existing office space to flats Size: S

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<b>Abbey</b> AB-R-0543 SU713729 0.01	Flat 2 Asantewa House Fobney Street RG1 6BZ	140550 FUL Catalyst Housing Ltd	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Subdivision of existing 3-bedroom sheltered housing unit to create 2 x one-bedroom sheltered housing units.  Size: S
<b>Abbey</b> AB-R-0544 SU716734 0.09	37-42 Market Place RG1 2DE	141280 PRA The Keen Partnership	New Build De/C/COU  NET	0 36 36	0 0 0	0 0 0	0 0 0	0 36 36	0 36 36	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.  Size: M
<b>Abbey</b> AB-R-0545 SU710744 0.01	1a Randolph Road RG1 8EB	141220 PRA Mr Sundeep Roy	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flat  Size: S
<b>Abbey</b> AB-R-0546 SU712737 0.05	Summit House 49-51 Greyfriars Road RG1 1PA	141751 PRA D Rose Planning Ltd	New Build De/C/COU  NET	0 21 21	0 0 0	0 0 0	0 0 0	0 21 21	0 21 21	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.  Size: M
<b>Abbey</b> AB-R-0547 SU721731 0.22	60 Queens Road RG1 4BS	141834 PRA Church Commissioners for England	New Build De/C/COU  NET	0 30 30	0 0 0	0 0 0	0 0 0	0 30 30	0 30 30	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.  Size: M
<b>Abbey</b> AB-R-0548 SU718733 0.11	Kings Reach 38-50 Kings Road RG1 3AA	141734 PRA Orbit Developments (Southern) Limited	New Build De/C/COU  NET	0 70 70	0 0 0	0 0 0	0 0 0	0 70 70	0 70 70	Prior approval for change of use from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 60-70 apartments. See 141238 for prior approval for 66 units on ground to fourth floor only.  Size: M
<b>Abbey</b> AB-R-0549 SU714735 0.02	136-137 Friar Street RG1 1EX	150068 PRA Revelan Group Plc	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	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.  Size: S
<b>Abbey</b> AB-R-0550 SU711734 0.11	Zenith House 7 Cheapside RG1 7AG	150146 PRA Berrymist Properties Limited	New Build De/C/COU  NET	0 41 41	0 0 0	0 0 0	0 0 0	0 41 41	0 41 41	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.  Size: M



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<b>Abbey</b> AB-R-0551 SU710731 0.01	21 Carey Street RG1 7JS	150014 CLE Mr Steve Saunders	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use of basement level as two studio flats (amended description)  Size: S
<b>Abbey</b> AB-R-0552 SU708732 0.02	29 Waylen Street RG1 7UP	140847 CNV Mr A. A Vinayak	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Roof height increased and erection of basement and ground floor extension to rear, new stairs and works to front; and change of use to 4no self contained flats.  Size: S
<b>Abbey</b> AB-R-0553 SU708731 0.17	57 Baker Street RG1 7XX	141116 FUL Mr W & C Litten	New Build De/C/COU  NET	9 0 9	0 0 0	0 0 0	0 0 0	9 0 9	9 0 9	Residential development of 7no 3-bed and 2no 2-bed dwellings with associated external works.  Size: S
<b>Abbey</b> AB-R-0554 SU714736 0.15	Garrard House 30 Garrard Street RG1 1NR	141277 PRA Titan Properties Ltd	New Build De/C/COU  NET	0 83 83	0 0 0	0 0 0	0 83 83	0 0 0	0 83 83	Prior Approval Notification for the change of use from B1(a) Office to C3 Residential for the existing office floorspace. Supersedes 110131 for conversion to apart-hotel (see Non-Residential Commitments)  Size: M
<b>Abbey</b> AB-R-0554 SU717734 0.98	Jacksons Corner 1-9 Kings Road RG1 3AS	141713 FUL Capita Hall Ltd	New Build De/C/COU  NET	11 18 29	0 0 0	0 0 0	0 0 0	11 18 29	11 18 29	Preservation of 1-9 Kings Road, retention of commercial space on the ground and basement levels, conversion of upper areas to 18 flats. Demol of commercial use to rear and construct new residential block of 11 units. Creation of central courtyard.  Size: M
<b>Abbey</b> AB-R-0555 SU722732 0.07	Q2 Watlington Street RG1 4AY	131130 COU Mr Richard De Souza	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Change of use from A1-A4 or B1a commercial space, to 2 one bed and 1 two bed flats.  Size: S
<b>Battle</b> BA-R-0155 SU696735 0.03	37 Hilcot Road RG30 2SX	111498 EXT Westmore Enterprises Ltd  <i>Lapsed</i>	New Build De/C/COU  NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Extension of time to 071542 for redevelopment of light industrial workshop to provide three 1-bed dwellings.  Size: S
<b>Battle</b> BA-R-0184 SU704731 0.63	Taylor Court Tilehurst Road RG1 7TL	110155 FUL Southern Housing Group	New Build De/C/COU  NET	33 -53 -20	33 -53 -20	33 0 33	0 0 0	0 0 0	0 0 0	Demolition of Taylor Court and erection of 3 x 1 bed flats, 26 x 2 bed flats and 4 x 3 bed houses and associated external works including new highway entrance  Size: M

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<b>Battle</b> BA-R-0187 SU701733 0.20	Land to the rear of 11-15 Western Elms Avenue RG30 2AL	140918 FUL Cygnet Investments Ltd	New Build De/C/COU  NET	5 0 5	0 0 0	0 0 0	5 0 5	0 0 0	5 0 5	Retain existing house (15 Western Elms Avenue), delete approved 4 bed house and garage on Plot 6, relocate access road and erect five new houses with parking. 101418 was original scheme, involving demolition of a house to provide access.  Size: S
<b>Battle</b> BA-R-0192 SU705733 0.12	10 Prospect Street RG1 7YG	121242 OUT Barngarth Properties Ltd	New Build De/C/COU  NET	6 0 6	0 0 0	0 0 0	0 0 0	6 0 6	6 0 6	Outline application for demolition of existing structures and erection of 6 flats and ancillary access and parking area (access, layout and scale only) (Resubmission of 121338)  Size: S
<b>Battle</b> BA-R-0195 SU705736 0.01	52 George Street RG1 7NT	121415 CNV Dr Fred Benjamin	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of two flats into three flats to include a single storey rear extension and rear dormer (resubmission of 121201)  Size: S
<b>Battle</b> BA-R-0200 SU693737 0.02	576 Oxford Road RG30 1EG	120766 FUL Mr Sajad Bashier	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Loft conversion and extension with rear dormer to create a new one bedroom flat (resubmission of 120323)  Size: S
<b>Battle</b> BA-R-0204 SU694736 0.07	537-541 Oxford Road RG30 1HJ	121118 FUL Mr R Sidhu	New Build De/C/COU  NET	0 6 6	0 0 0	0 0 0	0 0 0	0 6 6	0 6 6	First, second and third floor rear extension and third floor front extension and conversion of upper floors to create three x 2-bed flats and six x 1-bed flats  Size: S
<b>Battle</b> BA-R-0205 SU701731 0.06	Land Adjacent To 53 Western Elms Avenue RG30 2AL	121364 OUT Mr Nessar Miah	New Build De/C/COU  NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Outline permission to erect a 2-bed dwellinghouse. See 130375 for reserved matters (appearance)  Size: S
<b>Battle</b> BA-R-0209 SU692738 0.03	578 Oxford Road RG30 1EG	121769 FUL Kingfisher First Ltd	New Build De/C/COU  NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Demolition of existing rear buildings, erection of a two storey rear extension to 578 Oxford Road and construction of two x one bedroom dwellings (resubmission of 121191).  Size: S
<b>Battle</b> BA-R-0212 SU713755 0.02	Flat D, 473 Oxford Road RG30 1HF	130972 FUL Mr Kamal Gogna	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of existing 4 bedroom flat into 2 flats (1x1 bed and 1x2 bed) and single storey side infill extension  Size: S

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<b>Battle</b> BA-R-0213 SU695735 0.15	St Andrews House 28a Wilton Road RG30 2SS	141140 COU St Andrews House Partnership	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Conversion of lower ground floor area to form a 2 bed self contained flat, including excavation of a patio area to the rear.  Size: S
<b>Battle</b> BA-R-0214 SU692733 0.02	77a Wilson Road RG30 2RT	141715 PRA Mrs Norma Brown	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 house.  Size: S
<b>Battle</b> BA-R-0214 SU703733 0.01	4 Argyle Street RG1 7YP	150001 CLE Mr Raymond Fennell	New Build De/C/COU  NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use as 4 x studio flats.  Size: S
<b>Battle</b> BA-R-0215 SU699735 0.03	365-367 Oxford Road RG30 1HA	140778 PRA Mr S Grewal	New Build De/C/COU  NET	0 6 6	0 0 0	0 0 0	0 6 6	0 0 0	0 6 6	Change of use of part ground floor and first floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flats and 5 studio flats. See 121332 for additional change of use of other parts of building.  Size: S
<b>Battle</b> BA-R-0216 SU699735 0.02	369-371 Oxford Road RG30 1HA	150156 PRA Danks Badnell Architects Ltd	New Build De/C/COU  NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Prior approval for change of use of first floor only from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 4 studio units.  Size: S
<b>Battle</b> BA-R-0217 SU697730 0.01	205 Cranbury Road RG30 2XA	150145 CLE Mr David Salmon	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use as 2 flats.  Size: S
<b>Battle</b> BA-R-0218 SU698733 0.01	29 Prince of Wales Avenue RG1 6NY	150012 CLE Mr Kevin Porter	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing ground floor flat and first floor flat.  Size: S
<b>Battle</b> BA-R-0219 SU703732 0.03	53 Argyle Street RG1 7YS	120661 FUL Mr David Halberstadt	New Build De/C/COU  NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Erection of two 2-bed semi-detached houses (resubmission of 11/01942/FUL)  Size: S

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<b>Battle</b> BA-R-0220 SU702734 0.01	Salisbury Road Post Office 198 Oxford Road RG30 1AA	140614 COU Mr Jasmina Singh	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Single storey extension of redundant storage building and its conversion to a self contained dwelling.  Size: S
<b>Caversham</b> CA-R-0158 SU711747 0.15	Caversham House 13-17 Church Road Caversham RG4 7AA	130609 FUL Gainskill Ltd	New Build De/C/COU  NET	14 0 14	0 0 0	0 0 0	14 0 14	0 0 0	14 0 14	Redevt for 14 apartments on the first, second and third floors and 2 A1/A2 units on the ground floor, parking & amenity space. Supersedes similar 091066 with 367 sq m commercial. Demolition complete and counted under 091066 in previous Size: M
<b>Caversham</b> CA-R-0160 SU715746 0.07	Former Arthur Legge Centre Wolsey Road Caversham RG4 8BY	121506 FUL Lock End Investments Limited	New Build De/C/COU  NET	8 0 8	0 0 0	0 0 0	8 0 8	0 0 0	8 0 8	Erection of a block of 8 flats (six 2-bed flats, one 1-bed flat and a studio flat) together with parking, amenity space and landscaping, following the demolition of the existing building (resubmission of 120892) Size: S
<b>Caversham</b> CA-R-0165 SU713748 0.05	The Old Bakehouse Wellington House Caversham RG4 7QF	110796 FUL Mulhern Properties Limited	New Build De/C/COU  NET	7 0 7	0 0 0	0 0 0	0 0 0	7 0 7	7 0 7	Demolition of existing industrial building and erection of 7 no. 1 bed Size: S
<b>Caversham</b> CA-R-0166 SU719745 0.01	Queensgate Offices, 3 George Street Caversham RG4 8DH	121140 CLP Nigel Joyner	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for proposed conversion of first floor offices into a flat (Class C3 dwelling unit) Size: S
<b>Caversham</b> CA-R-0170 SU711747 0.01	16 Bridge Street Caversham RG4 8AA	140418 PRA Atlantis Holdings Limited	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of first floor from Class B1 (a) (offices) to C3 (dwelling houses) Size: S
<b>Caversham</b> CA-R-0171 SU715749 0.02	70 Prospect Street Caversham RG4 8JN	140573 CLE Mr & Mrs Gadhoke	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use of ground floor as two self-contained 1 bed flats Size: S
<b>Caversham</b> CA-R-0172 SU713747 1.71	St Martin's Precinct Church Street Caversham	140997 FUL Hermes Property Unit Trust	New Build De/C/COU  NET	40 0 40	0 0 0	0 0 0	0 0 0	40 0 40	40 0 40	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. Size: L

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<b>Church</b> CH-R-0064 SU725709 0.04	89 Cressingham Road RG2 7RX	091905 FUL Mr Tom Saunders	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of a 2-bedroom dwelling adjoining number 89 Cressingham Road with a single-storey rear extension to the existing dwelling. (Resubmission of planning application 091930).  Size: S
<b>Church</b> CH-R-0067 SU725709 0.08	85 Cressingham Road RG2 7RX	121448 FUL Mr P Singh Kularia	New Build De/C/COU  NET	4 -1 3	0 0 0	0 0 0	0 0 0	4 -1 3	4 -1 3	Demolition of existing building and erection of a 2 storey building containing 4 x 2 bedroom flats (resubmission of 11/01324/FUL)  Size: S
<b>Katesgrove</b> KA-R-0062 SU720724 0.05	27-29 Highgrove Street RG1 5EJ	080584 FUL Mr Steve Saunders	New Build De/C/COU  NET	4 0 4	4 0 4	4 0 4	0 0 0	0 0 0	0 0 0	Erection of 4 x 2 bed flats over 3 floors.  Size: S
<b>Katesgrove</b> KA-R-0073/3 SU717730 0.10	74-76 London Street RG1 4SJ	140331 CLE JMP Estates Limited	New Build De/C/COU  NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as a single two bedroom flat formed from the combination of a one bedroom and studio flat.  Size: S
<b>Katesgrove</b> KA-R-0100/2 SU718726 0.13	The Old British School Southampton Street RG1 2QZ	110732 CNV Accede Land Ltd.	New Build De/C/COU  NET	0 14 14	0 14 14	0 14 14	0 0 0	0 0 0	0 0 0	Conversion of the Old School Building into 14 dwellings with car/cycle parking and landscaping.  Size: M
<b>Katesgrove</b> KA-R-0118 SU721717 0.06	62-64 Northumberland Avenue RG2 7PW	120100 EXT KLK Estates	New Build De/C/COU  NET	0 4 4	0 0 0	0 0 0	0 4 4	0 0 0	0 4 4	Application for the extension of the time limit for implementation of planning permission 080252 for the change of use of 62 and 64 Northumberland Avenue to six self contained flats (listed as lapsed in 2012).  Size: S
<b>Katesgrove</b> KA-R-0126/1 SU719717 2.28	The Avenue School Basingstoke Road RG2 0EN	100020 REM Reading Borough Council	New Build De/C/COU  NET	40 0 40	40 0 40	40 0 40	0 0 0	0 0 0	0 0 0	Reserved matters application pursuant to outline consent 090148 for approval of details of Appearance, Scale and Landscape for the extra care housing scheme only.  Size: L
<b>Katesgrove</b> KA-R-0138 SU718729 0.15	Enterprise House 89-97 London Street RG1 4QA	111087 CNV Lionsgate Properties LP	New Build De/C/COU  NET	0 10 10	0 0 0	0 0 0	0 10 10	0 0 0	0 10 10	Proposed conversion of existing first and second floor offices into 10 no. residential apartments (6 two-bed and 4 one-bed). Internal alterations to Grade 2 listed building but maintaining existing historic façade.  Size: M

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Katesgrove KA-R-0142 SU717726 0.03	1 Short Street RG1 2PS	120202 COU Mr M Zamir	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use from offices to two 2-bed self-contained flats, detached garage and associated amenity space, including partial demolition of the existing structure.  Size: S
Katesgrove KA-R-0144 SU716729 0.01	106 London Street RG1 4SJ	130847 PRA Alderkey	New Build De/C/COU NET	0 7 7	0 7 7	0 7 7	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 7 x 1 bedroom flats. 120607 is alternative development (full planning permission) for 4 flats.  Size: S
Katesgrove KA-R-0150 SU718715 0.03	103 Basingstoke Road RG2 0XL	130944 FUL Mr Jagdeep Grewal	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Proposed part change of use from class A2 to residential, conversion of first and second floor into 1 x 1-bedroom flat and 1 x 2-bedroom flat, and formation of new front entrance door to shop front.  Size: S
Katesgrove KA-R-0153 SU718731 0.05	55-57 London Street RG1 4PS	131062 PRA Barley Mow Partnership	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Office Prior Approval requested for a change of use to C3  Size: S
Katesgrove KA-R-0156 SU720731 0.02	48 Queens Road RG1 4AU	120939 FUL Mr Nick Wallwork	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Proposed change of use from offices into a single residential dwelling  Size: S
Katesgrove KA-R-0158 SU719731 0.03	34 Queens Road RG1 4AU	131103 FUL Mr Nick Wallwork	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use from a private health clinic to a single dwelling house  Size: S
Katesgrove KA-R-0159 SU718724 0.09	The Woodley Arms Ph Waldeck Street RG1 2RF	140524 FUL Mr Richard Burlton	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Conversion and change of use of Public House (A4 & C3) to four residential flats (C3)  Size: S
Katesgrove KA-R-0160 SU719730 0.21	The Chambers East Street RG1 4JD	140903 PRA Thomas Homes	New Build De/C/COU NET	0 46 46	0 0 0	0 0 0	0 46 46	0 0 0	0 46 46	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 31 x 1 bed flats and 15 studio apartments.  Size: M

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				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
Katesgrove KA-R-0161/1 SU718731 0.01	1 London Court East Street RG1 4QL	140995 PRA Mr Nick Kirby	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Change of use from B1(a) (offices) to C3 (dwelling houses)  Size: M
Katesgrove KA-R-0161/2 SU718731 0.02	4 London Court East Street RG1 4QL	141668 PRA Ms Helen Jamieson	New Build De/C/COU  NET	0 5 5	0 0 0	0 0 0	0 0 0	0 5 5	0 5 5	Change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 5 x 1-bed flats.  Size: S
Katesgrove KA-R-0162/1 SU715729 0.01	Unit 2 St Giles Court Southampton Street RG1 2QL	141305 PRA The Keen Partnership	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x two bed flats.  Size: S
Katesgrove KA-R-0162/2 SU715729 0.01	Unit 3 St Giles Court Southampton Street RG1 2QL	141511 PRA Mr B Marston	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of building (ground and first floor) from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 2-bed flats.  Size: S
Katesgrove KA-R-0162/3 SU715729 0.01	Unit 4 St Giles Court Southampton Street RG1 2QL	141276 PRA Mr R De Souza	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x two bed flats.  Size: S
Katesgrove KA-R-0162/4 SU715729 0.01	Unit 5 St Giles Court Southampton Street RG1 2QL	141352 PRA The Keen Partnership	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x one bed flat and 1 x two bed flats.  Size: S
Katesgrove KA-R-0162/5 SU715729 0.01	Unit 7 St Giles Court Southampton Street RG1 2QL	141354 PRA The Keen Partnership	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x one bed flats.  Size: S
Katesgrove KA-R-0163 SU717730 0.24	St Giles House 10 Church Street RG1 2SD	150161 PRA Unison	New Build De/C/COU  NET	0 89 89	0 0 0	0 0 0	0 89 89	0 0 0	0 89 89	Prior approval for change of use of the ground, first and second floor from Class B1 (a) (offices) to Class C3 (dwellinghouses) to comprise 89 studio apartments. 141547 is an alternative prior approval for change of use to 32 flats.  Size: M

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Katesgrove KA-R-0164 SU718725 0.01	189 Southampton Street RG1 2RB	141549 COU Pyramid Properties	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness Existing Use relating to a house in multiple occupation, 7 bedsits.  Size: S
Katesgrove KA-R-0165 SU718730 0.06	83-85 London Street RG1 4QA	141720 PRA Irongate Property Asset Management Services Ltd	New Build De/C/COU NET	0 11 11	0 0 0	0 0 0	0 0 0	0 11 11	0 11 11	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.  Size: M
Katesgrove KA-R-0166 SU717725 0.01	84 Sherman Road RG1 2PP	141704 CLE Mr Andrew Knight	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing terraced house conversion into two self contained, one bedroom flats.  Size: S
Katesgrove KA-R-0167 SU720730 0.04	Southern Court 1 South Street RG1 4QS	141784 PRA Wallmer Asset Management	New Build De/C/COU NET	0 13 13	0 0 0	0 0 0	0 13 13	0 0 0	0 13 13	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 12 x self-contained studio units and 1 x 3 bed flat. 141052 is a prior approval on same site for 12 dwellings  Size: M
Kentwood KE-R-0092 SU672752 0.19	1025 - 1027 Oxford Road Tilehurst RG31 6TL	070937 REM Cubitt Homes Developments Ltd	New Build De/C/COU NET	12 -2 10	0 -2 -2	0 0 0	0 0 0	12 0 12	12 0 12	Reserved matters application pursuant to outline consent 061080 (demolish existing dwellings and erect 2 no. buildings containing 12 no. apartments) for approval of details of scale, appearance and landscaping.  Size: M
Kentwood KE-R-0094 SU671754 0.10	Land Adjacent The Roebuck Ph Oxford Road Tilehurst RG31 6TG	121457 FUL Elite Homes Ltd	New Build De/C/COU NET	11 0 11	0 0 0	0 0 0	0 0 0	11 0 11	11 0 11	Erection of a 2 and a half storey building with car parking comprising 11 apartments (8 x two bed and 3 x one bed). See 110494 (11 flats - 9 x 2-bed and 2 x 1-bed) for alternative development.  Size: M
Kentwood KE-R-0096 SU678746 0.04	18 Weald Rise Tilehurst RG30 6UY	090369 FUL ASquare Properties Ltd.	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Detached residential unit  Size: S
Kentwood KE-R-0103/2 SU669742 0.05	14 Lower Armour Road Tilehurst RG31 6HH	121253 FUL DSLS	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of public house and 2 bed flat to 1 x three bed and 1 x two bed houses including two storey rear extension and external alterations  Size: S



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Kentwood KE-R-0107 SU668750 0.03	154 Overdown Road Tilehurst RG31 6NS	101288 FUL Mr A Graves	New Build De/C/COU  NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Construction of new 3 bedroom detached dwelling house to rear on Ullswater Drive  Size: S
Kentwood KE-R-0108 SU668742 0.03	Land Adjacent To 46 Armour Road Tilehurst RG31 6HN	111638 FUL Armour Road Properties	New Build De/C/COU  NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Erection of two 3 bed semi detached dwellings  Size: S
Kentwood KE-R-0109 SU688740 0.29	9 Tidmarsh Street RG30 1HX	120351 FUL Mr & Mrs Cook	New Build De/C/COU  NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Erection of a pair of semi-detached 3 bed houses  Size: S
Kentwood KE-R-0111 SU669744 0.22	59 Armour Hill Tilehurst RG31 6JH	121834 FUL Mr And Mrs A W And J E Davis & Hurst Grove Estate Ltd	New Build De/C/COU  NET	7 0 7	7 0 7	7 0 7	0 0 0	0 0 0	0 0 0	Erection of three x 2-bed houses and four x 3-bed houses  Size: S
Kentwood KE-R-0112 SU669741 0.07	14-16 Armour Road Tilehurst RG31 6HN	120880 FUL Mr E A Richardson	New Build De/C/COU  NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Demolition of existing B1 industrial unit & construction of three 1 bedroom houses and one 2-bedroom house with parking, bin & cycle stores  Size: S
Kentwood KE-R-0113 SU673747 0.20	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	121480 FUL Mrs Abida Saood	New Build De/C/COU  NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Demolition of existing church buildings and construction of 2 x 4-bed detached dwellings (Resubmission of 121369). See 100742 for an earlier permission for change of use to education.  Size: S
Kentwood KE-R-0115 SU689740 0.01	21 Pangbourne Street Tilehurst RG30 1HS	140170 CLE Mr Paul Rouse	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Use of property as 2 self contained flats.  Size: S
Kentwood KE-R-0116 SU667744 0.50	Former Highlands Sch Wardle Avenue Tilehurst RG31 6JR	131631 FUL Bellway Homes PLC	New Build De/C/COU  NET	11 0 11	0 0 0	0 0 0	11 0 11	0 0 0	11 0 11	Demolition of existing school buildings and erection of 11 dwelling  Size: M

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Mapledurham MA-R-0010 SU699752 0.05	3 Upper Warren Avenue Caversham RG4 7ED	060919 EXT Mr And Mrs P Waite	New Build De/C/COU  NET	1 0  1	0 0  0	0 0  0	0 0  0	1 0  1	1 0  1	Erection of 1 new detached house. See 101042 for extension of time.   Size: S
Mapledurham MA-R-0012 SU700752 0.34	Highfield Upper Warren Avenue Caversham RG4 7EJ	080077 EXT Mr Raymond A Clamp	New Build De/C/COU  NET	2 -1  1	0 0  0	0 0  0	0 0  0	2 -1  1	2 -1  1	Demolition of the existing building and erection of two dwellings. See 110662 for extension of time.   Size: S
Mapledurham MA-R-0018 SU702750 0.30	8 Grass Hill Caversham RG4 7TJ	121361 FUL Mr And Mrs S Bartlett	New Build De/C/COU  NET	1 0  1	0 0  0	0 0  0	0 0  0	1 0  1	1 0  1	Erection of new 3-bedroom dwelling with garage   Size: S
Mapledurham MA-R-0019 SU702766 0.07	191 Kidmore Road Caversham RG4 7NW	130480 FUL Mr Ian Rivers	New Build De/C/COU  NET	1 0  1	1 0  1	1 0  1	0 0  0	0 0  0	0 0  0	Demolition of redundant church hall and erection of one 4-bedroom detached dwelling   Size: S
Mapledurham MA-R-0019 SU694753 0.38	Allt Wen Upper Warren Avenue Caversham RG4 7EB	141407 FUL Mr & Mrs S Marie	New Build De/C/COU  NET	1 -1  0	1 -1  0	1 -1  0	0 0  0	0 0  0	0 0  0	Demolition of existing dwelling. Construction of replacement detached dwelling with associated external works.   Size: S
Minster MI-R-0126 SU713726 0.63	5 - 9 Berkeley Avenue  RG1 6EL	101656 EXT Lok'n Store Ltd	New Build De/C/COU  NET	112 0  112	0 0  0	0 0  0	0 0  0	112 0  112	112 0  112	Extension of time for 070256 for redevelopment of storage premises for 112 flats. Allowed on appeal.   Size: M
Minster MI-R-0141 SU697726 0.38	62-79 Armadale Court Westcote Road  RG30 2DF	131528 FUL Mr Mark Wainwright	New Build De/C/COU  NET	8 0  8	0 0  0	0 0  0	0 0  0	8 0  8	8 0  8	Erection of 6 x 2 bedroom flats and 2 x 3 bedroom flats above the existing building (similar development lapsed in 2013)   Size: S
Minster MI-R-0145 SU697727 0.01	19 Westcote Road  RG30 2DL	121066 FUL Kingfisher First Ltd	New Build De/C/COU  NET	12 -1  11	0 -1  -1	0 -1  -1	12 0  12	0 0  0	12 0  12	Demolition of existing dwelling and erection of 6x 1-bed and 6x 2 bed flats with associated car parking. Changes to vehicular access. See 120912 for variation of condition to allow external alterations.   Size: S

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<b>Minster</b> MI-R-0146 SU702728 2.20	Former Thames Water Reservoir Bath Road	120732 FUL Kennet Properties & Bewley Homes	New Build De/C/COU  NET	68 10  78	51 10  61	51 10  61	17 0  17	0 0  0	17 0  17	Demol reservoir embankments & associated structures and redevt for residential development (for 68 units) and conversion/ extension of pump house and listed water tower (for 10 units) and associated car parking, wildlife area and landscaping. Size: L
<b>Minster</b> MI-R-0147 SU706723 0.09	The Roundhead PH Wensley Road RG1 6DJ	130062 COU Mr Suneet Jain	New Build De/C/COU  NET	0 6  6	0 6  6	0 6  6	0 0  0	0 0  0	0 0  0	Change of use from A3 to C3 with first floor side extension and alterations to create two 1-bed flats and four 2-bed flats. Size: S
<b>Minster</b> MI-R-0148 SU710727 0.01	34 Field Road RG1 6AP	141849 CLE Mrs Janis Smith	New Build De/C/COU  NET	0 1  1	0 1  1	0 1  1	0 0  0	0 0  0	0 0  0	Certificate of Lawfulness for existing use of 2 x 1 bedroom flats. Size: S
<b>Norcot</b> NO-R-0054 SU685733 0.85	103 Dee Road Tilehurst RG30 4FS	100126 EXT Royal Berkshire Fire And Rescue Service	New Build De/C/COU  NET	42 0  42	0 0  0	0 0  0	0 0  0	42 0  42	42 0  42	Extension of the time limit for 070728/OUT for outline application for redevelopment of fire station to provide a residential development comprising 42 units. Size: M
<b>Norcot</b> NO-R-0058 SU689734 0.13	1 St Ronans Road RG30 2QE	080819 FUL Keen Properties	New Build De/C/COU  NET	4 -1  3	4 -1  3	4 0  4	0 0  0	0 0  0	0 0  0	4 dwellings at the rear of 1-3 St Ronans Road. Size: S
<b>Norcot</b> NO-R-0068 SU683735 16.40	Dee Park Estate Spey Road	091606 OUT Dee Park Partnership	New Build De/C/COU  NET	705 -363  342	380 -210  170	31 0  31	68 -61  7	257 -92  165	325 -153  172	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. Size: L
<b>Norcot</b> NO-R-0071 SU683728 0.22	2-64 Victory Close Tilehurst RG30 4AW	111629 CNV A2 Dominion Group  <i>Lapsed</i>	New Build De/C/COU  NET	0 0  0	0 0  0	0 0  0	0 0  0	0 0  0	0 0  0	Conversion of Block A, 32 en suite bed sits into 13 flats Size: M
<b>Norcot</b> NO-R-0072/1 SU691738 0.03	621 Oxford Road Tilehurst RG30 1HP	111516 COU Mrs AES And Mrs H Bomer  <i>Superseded</i>	New Build De/C/COU  NET	0 0  0	0 0  0	0 0  0	0 0  0	0 0  0	0 0  0	Change of use and alterations to provide two 1-bedroom flats on ground floor. Superseded by 131020 for 3 flats. Size: S

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Norcot NO-R-0072/2 SU691738 0.03	617-621 Oxford Road RG30 1EE	131020 COU Mr Richard Mccarthy	New Build De/C/COU  NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Change of use from A2 to C3 to create three new one bed flats. Supersedes 131020 for 2 flats.  Size: S
Norcot NO-R-0075 SU694736 0.08	Groveland Baptist Church 553 553 Oxford Road RG30 1HJ	121716 FUL Reading Community Church	New Build De/C/COU  NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	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.  Size: S
Norcot NO-R-0076 SU693733 0.05	122 Wantage Road RG30 2SF	120238 FUL Mr Pat Artwell	New Build De/C/COU  NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	2 x semi detached four bed houses on land adjacent to 122 Wantage Road  Size: S
Norcot NO-R-0077 SU691732 0.05	45 Westbourne Terrace RG30 2RP	130685 FUL Mr Adam Girdler	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of garage/workshop and erection of single storey 2- bed dwelling  Size: S
Norcot NO-R-0078 SU687730 0.21	330 Tilehurst Road RG30 2NG	141971 FUL Gables Homes Ltd	New Build De/C/COU  NET	10 -2 8	0 0 0	0 0 0	0 0 0	10 -2 8	10 -2 8	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)  Size: M
Park PA-R-0082 SU733729 0.08	Land at 25 Eastern Avenue RG1 5RU	101001 EXT Mr Roy W Brown	New Build De/C/COU  NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Application for an extension of the time limit for implementation of permission 070049 for the erection of 3 flats and renewal of staircase and alteration to access and parking  Size: S
Park PA-R-0095/1 SU734730 0.04	34 Wokingham Road RG6 1JH	131688 REM Mr Yasien & Raheel Rashid	New Build De/C/COU  NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	REM for 101291 for redevelopment of site from light industrial to residential comprising two semi detached houses. See 141495 for additional development.  Size: S
Park PA-R-0095/2 SU734730 0.03	34 Wokingham Road RG6 1JH	141496 REM Mr Yasien & Raheel Rashid	New Build De/C/COU  NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	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).  Size: S

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Park PA-R-0099 SU730733 0.01	1 Woodstock Street RG1 3JU	110439 COU Mr N Tsiredes	New Build De/C/COU  NET	0 1  1	0 0  0	0 0  0	0 1  1	0 0  0	0 1  1	Change of use of commercial building to one bedroom flat with associated building works.  Size: S
Park PA-R-0101 SU741729 0.02	121 Grange Avenue RG6 1DL	130836 COU Mr Ravi Arora	New Build De/C/COU  NET	0 1  1	0 1  1	0 1  1	0 0  0	0 0  0	0 0  0	Change of use from store building to rear of 121 Grange Avenue to a 1-bed house.  Size: S
Park PA-R-0103 SU743720 0.01	179 Wokingham Road RG6 1LT	131278 PRA Mr Andrew Hooper	New Build De/C/COU  NET	0 1  1	0 1  1	0 1  1	0 0  0	0 0  0	0 0  0	Change of use of first floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise one studio apartment.  Size: S
Park PA-R-0104 SU742721 0.09	276 Wokingham Road RG6 1JU	120873 FUL Irongate Property Asset Management Ltd	New Build De/C/COU  NET	3 -1  2	3 -1  2	3 0  3	0 0  0	0 0  0	0 0  0	Demolition of existing dwelling and garage and construction of single building comprising 3 x 4 bedroom houses with private garden and parking space  Size: S
Park PA-R-0105 SU739723 0.08	38,38a,42&44 Green Road RG6 7BS	140306 FUL Mr Tom Egan	New Build De/C/COU  NET	4 -4  0	0 0  0	0 0  0	0 0  0	4 -4  0	4 -4  0	Demolition & erection of 4, replacement 3 bed room houses  Size: S
Park PA-R-0106/1 SU734730 0.02	18 Bulmershe Road RG1 5RJ	141779 CLE Mrs Fi Warren-Smith	New Build De/C/COU  NET	0 1  1	0 1  1	0 1  1	0 0  0	0 0  0	0 0  0	Certificate of Lawfulness for existing use as self contained dwelling  Size: S
Park PA-R-0106/2 SU734730 0.01	18 Bulmershe Road RG1 5RJ	140366 FUL Mrs Fi Warren-Smith	New Build De/C/COU  NET	0 -3  -3	0 -3  -3	0 -3  -3	0 0  0	0 0  0	0 0  0	COU of ground floor of the property from two independent flats to add an additional five persons, to the existing small C4 HMO at first and second floor levels, to create a large Sui Generis HMO for 11 persons. Reconfigure internal layout.  Size: S
Park PA-R-0108 SU740721 0.04	89 Whiteknights Road RG6 7BB	141799 COU Mrs Luthra	New Build De/C/COU  NET	0 -1  -1	0 0  0	0 0  0	0 -1  -1	0 0  0	0 -1  -1	Change of use of an existing licensed small HMO to a children's care home.  Size: S

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<b>Park</b> PA-R-0109 SU735729 0.07	8 College Road  RG6 1QB	141836 COU Mr S Brown	New Build De/C/COU  NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Change of use from dwelling house to day nursery with residential accommodation  Size: S
<b>Peppard</b> PE-R-0083 SU729750 0.37	Land to rear of 88-96 Lower Henley Road Caversham RG4 5LE	090080 REM TA Fisher And Sons And Exors Of Mr I E Vokes	New Build De/C/COU  NET	14 0 14	14 0 14	14 0 14	0 0 0	0 0 0	0 0 0	REM pursuant to 061090 for the erection of 14 dwellings, comprising 11 x 3 bedroom houses with integral garages and 1 x 4 bedroom house and 2 x 5 bedroom houses with external garages  Size: M
<b>Peppard</b> PE-R-0093 SU717766 0.18	Brindles, off Lyfield Court Kidmore End Road Emmer Green RG4 8SH	080469 FUL Mr P Hancock	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	New house and garage  Size: S
<b>Peppard</b> PE-R-0098 SU729761 0.03	15 Newton Avenue Caversham RG4 6PX	110437 FUL Mr T Webb	New Build De/C/COU  NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of three bedroom dwelling  Size: S
<b>Peppard</b> PE-R-0102 SU725774 0.05	Kiln Cottages Kiln Road Emmer Green RG4 9PE	121526 FUL Mr And Mrs M Marshall	New Build De/C/COU  NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	First floor rear extension and alterations to no.3 Kiln Cottages and erection of new attached 2-bed dwelling with detached garage (resubmission of 120268). Amended by permission 131510.  Size: S
<b>Peppard</b> PE-R-0103 SU719765 0.09	7 School Lane Emmer Green RG4 8LL	130269 FUL Mr Cyrus Goodall	New Build De/C/COU  NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Demolition of existing dwelling and detached garage and construction of a new dwelling and detached garage  Size: S
<b>Peppard</b> PE-R-0104 SU731756 0.08	8 Woods Road Caversham RG4 6NA	130487 FUL Mr Philip and Michael Brett	New Build De/C/COU  NET	2 -1 1	0 0 0	0 0 0	0 0 0	2 -1 1	2 -1 1	Demolition of existing dwelling and erection of 2 x 5 bedroom detached houses with garages.  Size: y
<b>Peppard</b> PE-R-0107 SU731756 0.03	11 Hawthorne Road Caversham RG4 6LY	141292 OUT Caversham Homes Ltd	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Proposed 3 bedroom detached dwelling (Access, Layout and Scale only).  Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
Redlands RE-R-0105/1 SU725731 0.12	79 London Road Eldon Terrace RG1 5BY	041115 CNV Dr Shahid Sharif	New Build De/C/COU  NET	2 4 6	0 4 4	0 0 0	0 0 0	2 0 2	2 0 2	Conv 79 London Road to 4 flats, demol of existing hall erect 2-storey extension for 2 further flats, demol of the car wash for 4 flats, access and car parking. Conversion previously completed. See 110363 for alternative block at rear for 6 flats.  Size: M
Redlands RE-R-0105/2 SU726731 0.04	34 Eldon Terrace RG1 4DX	110363 EXT Rowe Property Investments	New Build De/C/COU  NET	6 0 6	0 0 0	0 0 0	0 0 0	6 0 6	6 0 6	Extension of the time limit of 060719 for the demolition of existing building and erection of 2 storey building with accommodation to form 4 x 1-beds flats and 2 x 2-bed flats and associated cycle stores (was lapsed in 2012)  Size: M
Redlands RE-R-0142 SU722720 0.06	1 Northumberland Avenue RG2 7PR	101342 FUL Mr Robert Pouard	New Build De/C/COU  NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of semi-detached 4 bedroom house to north elevation of existing property; and two storey rear extension to existing property  Size: S
Redlands RE-R-0150/1 SU723716 0.09	17 Newcastle Road RG2 7TR	111735 COU Reading Borough Council  <i>Superseded</i>	New Build De/C/COU  NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use from centre for children with special needs to single family dwelling (C3). Superseded by 131690.  Size: S
Redlands RE-R-0150/2 SU723716 0.09	17 Newcastle Road RG2 7TR	130577 FUL Mr P Brett  <i>Superseded</i>	New Build De/C/COU  NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Redevelopment of existing vacant building to provide 3 x 2 bed flats and 1x 1 bedsit flat with associated parking. Superseded by 131690.  Size: S
Redlands RE-R-0150/3 SU722716 0.09	17 Newcastle Road Newcastle Road RG2 7TN	131690 FUL Mr P Brett	New Build De/C/COU  NET	3 0 3	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	Redevelopment of existing vacant building to provide 3no.2 bedroom flats.  Size: S
Redlands RE-R-0151 SU729731 0.09	Avon House And Clifton House 318A Kings Road RG1 4JG	110967 COU Goldtique Securities Limited	New Build De/C/COU  NET	0 14 14	0 0 0	0 0 0	0 14 14	0 0 0	0 14 14	Change of Use to 7 no. 1-bedroom flats and 7 no. 2-bedroom flats; Ext to form new central core; replacement of existing roof structure with a reconfigured 3rd floor; remodelling of facades incl alts to fenestration and external materials.  Size: M
Redlands RE-R-0152 SU729731 0.02	137 London Road RG1 4SJ	111736 FUL Dr Sundeep Singh	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Proposed change of use from three self-contained one-bedroom flats and five bedsits with shared bathroom facilities, to four self-contained studio flats, one self-contained one-bedroom flat and one self-contained two-bedroom flat.  Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
Redlands RE-R-0157 SU727724 2.07	Wells Hall Upper Redlands Road RG1 5JF	140428 REM The University Of Reading	New Build De/C/COU  NET	34 0 34	0 0 0	0 0 0	0 0 0	34 0 34	34 0 34	Reserved matters for 121820 for demolition of all existing buildings, halls of residence and associated buildings and redevt to provide 34 dwellings, open space, landscaping, accesses to Upper Redlands Road and all associated works.  Size: M
Redlands RE-R-0161 SU725728 0.08	7 Craven Road RG1 5LE	131249 COU Mr Philip Holmes	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use of 7 Craven Road to a single dwelling.  Size: S
Redlands RE-R-0162 SU728731 0.16	308-314 Kings Road RG1 4HP	131146 COU Thomas Homes	New Build De/C/COU  NET	0 46 46	0 46 46	0 46 46	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 45 x 1-bed flats and 1 x 2-bed flat  Size: M
Redlands RE-R-0163 SU727725 0.11	Flat 9 Bounders Hall, 5 Addington Road RG1 5LT	131693 CLE Dr Shahid Sharif	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as residential flat  Size: S
Redlands RE-R-0164 SU727732 0.01	Clock House 286 Kings Road RG1 4HP	140594 PRA Serrate Limited T/A ITS	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats.  Size: S
Redlands RE-R-0165 SU724732 0.32	Hanover House 202 Kings Road RG1 4NN	141343 PRA Adelais Property Limited	New Build De/C/COU  NET	0 90 90	0 0 0	0 0 0	0 0 0	0 90 90	0 90 90	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.  Size: M
Redlands RE-R-0166 SU730730 0.03	1 Blenheim Road RG1 5NG	141611 PRA Mr Parminder Singh Sangha	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 x 1 bed flat and 1 x 2 bed flats.  Size: S
Redlands RE-R-0167 SU729731 0.03	320 Kings Road	142010 PRA Mr M Jarmoszuk	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	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.  Size: S



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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
Southcote SO-R-0034 SU679722 0.03	2 Hogarth Avenue RG30 4QW	101026 EXT Mr Ronald Thacker	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Extension of the time limit for implementation of permission 050501 for erection of a detached bungalow on land adjacent to the existing dwelling  Size: S
Southcote SO-R-0056/2 SU694721 0.05	114 Southcote Lane RG30 3AF	101603 CNV Mr L Antony  <i>Lapsed</i>	New Build De/C/COU  NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Conv of one dwellinghouse to 1 x 3 bedroom and 1 x 2 bedroom semi-detached dwellings and associated external alterations and new vehicular access. See 091695 for additional development  Size: S
Southcote SO-R-0062 SU694721 0.05	112 Southcote Lane RG30 3AF	121323 FUL Mr L. Antony	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Sub-division of the existing 3-bed dwelling to form a pair of semi-detached dwellings (1 x 3-bed and 1 x 2-bed) including part 2-storey and single storey side and rear extensions and new side and rear dormer windows.  Size: S
Southcote SO-R-0063 SU676725 0.09	30 Cockney Hill Tilehurst RG30 4EU	121408 FUL Mr Shaun Roberts	New Build De/C/COU  NET	1 -1 0	0 -1 0	0 0 0	1 0 1	0 0 0	1 0 1	Demolition of existing bungalow and reconstruction to provide chalet bungalow (resubmission of planning application 110927)  Size: S
Southcote SO-R-0064 SU684721 0.40	60 Granville Road RG30 3PX	121776 FUL Thames Valley Housing Association	New Build De/C/COU  NET	30 0 30	30 0 30	30 0 30	0 0 0	0 0 0	0 0 0	Demolition of the existing buildings and the erection of 30 affordable dwellings (6 x 3 bed houses, 5 x 1 bed flats, and 19 x 2 bed flats) and associated car parking and landscaping.  Size: M
Southcote SO-R-0065 SU678724 0.06	19 Fontwell Drive RG30 4QR	121554 FUL Mr Ronald Garratt	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of one detached four bedroom house with detached double garage on land adjacent to 19 Fontwell Drive  Size: S
Southcote SO-R-0066 SU689722 0.12	4 Granville Road RG30 3QD	120777 FUL Ability Housing Association	New Build De/C/COU  NET	9 0 9	9 0 9	9 0 0	0 0 0	0 0 0	0 0 0	Demol and replacement with 2 storey residential comprising one 2 bed, wheelchair accessible apartment, three 1 bed wheelchair accessible apartments, all at GF and five x 1 bed apartments at first floor. Supported housing facility.  Size: S
Southcote SO-R-0067 SU685721 0.03	242 Gainsborough Road RG30 3BP	131242 FUL Mr J R Lloyd	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Construction of an end of terrace two storey dwellinghouse  Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
<b>Southcote</b> SO-R-0068 SU696719 0.06	44 Winser Drive RG30 3EQ	120837 FUL Mr L Antony	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Extensions to 44 Winser Drive and creation of a new dwelling   Size: S
<b>Thames</b> TH-R-0133 SU711771 0.07	52 Highdown Hill Road Emmer Green RG4 8QP	070516 FUL Miss L Smith	New Build De/C/COU  NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Replacement single dwelling for residential purposes   Size: S
<b>Thames</b> TH-R-0142 SU703762 0.03	The Builders Yard Uplands Road Caversham RG4 7JG	071422 FUL Mr T Page	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Redevelopment of builder's workshop & ancillary office to residential to provide a 4-bed detached dwelling.   Size: S
<b>Thames</b> TH-R-0148 SU705761 0.08	107A Kidmore Road Caversham RG4 7NH	101255 FUL Mr K Brown	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	New 4 bedroom dwelling on land adjacent to 107A Kidmore Road (re-submission of 100638)   Size: S
<b>Thames</b> TH-R-0150 SU717753 0.08	3 Derby Road Caversham RG4 5HE	130491 FUL Mr And Mrs P Quinn	New Build De/C/COU  NET	2 -1 1	2 -1 1	2 0 2	0 0 0	0 0 0	0 0 0	Demolition of existing house and erection of 2 x 3 bedrooomed dwellingsand new access (Resubmission of 120758)   Size: S
<b>Thames</b> TH-R-0151 SU718754 0.02	3 Grosvenor Road Caversham RG4 5EJ	121391 FUL Mr John Davies	New Build De/C/COU  NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	One 3-bed detached dwelling at land to the rear of 3 Grosvenor Road.   Size: S
<b>Thames</b> TH-R-0152 SU722753 0.14	68-70 Grosvenor Road Caversham RG4 5ES	140404 CNV Mrs Alison Ries	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change from one house back to the original two separate dwellings, with the reinstatement of internal walls.   Size: S
<b>Tilehurst</b> TI-R-0141/1 SU672738 0.05	Rear Of 52 Norcot Road Tilehurst RG30 6BU	140249 REM Mr Sanjay Sharma	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	REM relating to 101083 for 3 bedroom detached house with 2 parking spaces and new access and demolition of outdoor store (access and layout only). See 060533 & 110038 for adjacent development   Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
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Tilehurst TI-R-0141/2 SU682739 0.14	Land rear of 54a-66 Norcot Road Tilehurst RG30 6BU	130374 FUL Mr R Hayward	New Build De/C/COU  NET	7 0 7	7 0 7	7 0 7	0 0 0	0 0 0	0 0 0	3 x 4-bed dwellings and 4 x 2-bed dwellings, including parking and landscaping (resubmission of 12/01761/FUL). Permission 060533 is a similar scheme for 7 dwellings on same site.  Size: S
Tilehurst TI-R-0141/3 SU672738 0.03	52 Norcot Road Tilehurst RG30 6BU	110038 COU Mr Sanjay Kittoo Sharma	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	COU of grnd floor shop/office to one 1-bed and one 2-bed flats plus extensions to convert 1st floor from 2 bedsits to two 1-bed flats. See 060533 & 101083 for adjacent development  Size: S
Tilehurst TI-R-0141/4 SU672738 0.10	50 Norcot Road Tilehurst RG30 6BU	121465 FUL Mr A Deacon	New Build De/C/COU  NET	3 0 3	0 0 0	0 0 0	3 0 3	0 0 0	3 0 3	Demolition of rear of 50 Norcot Road (B1 80 sq m) and erection of three 3-bed dwellings in rear (resubmission of 111565)  Size: S
Tilehurst TI-R-0143/3 SU666736 0.01	98 School Road Tilehurst RG31 5AU	130510 COU Kingfisher (Holdings) Ltd	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use of the first floor of the existing building from A2 financial and professional services to a C3 dwelling  Size: S
Tilehurst TI-R-0145 SU674737 0.08	Silver Birches Sanctuary Close Tilehurst RG30 4XF	110413 FUL Mr Andy Deacon	New Build De/C/COU  NET	3 -1 2	0 -1 -1	0 -1 -1	3 0 3	0 0 0	3 0 3	Demolition of existing house and detached garage to erect three detached two bed houses  Size: S
Tilehurst TI-R-0148 SU666739 0.03	Rear Of 67 Victoria Road Tilehurst RG31 5AB	140047 REM A4 Building & Project Management	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Reserved matters (Access, Appearance, Landscaping, Layout & Scale) application relating to demolition of existing storage shed and erection of 1 x single-storey dwelling pursuant to planning permission 120087.  Size: S
Tilehurst TI-R-0149 SU662737 0.05	93 Chapel Hill Tilehurst RG31 5BX	120510 FUL Dr Zbigniew and Dr. J. Karpowicz	New Build De/C/COU  NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Erection of 2 semi detached houses (1 x 3-bed and 1 x 2-bed)  Size: S
Tilehurst TI-R-0150 SU668734 0.04	59 St. Michaels Road Tilehurst RG30 4RR	120602 FUL Mr P Errington	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of existing garage and erection of two storey semi-detached dwelling with associated access, secure cycle store and amenity space  Size: S

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Tilehurst TI-R-0152 SU671739 0.01	12a Lemart Close Tilehurst RG30 4UE	131147 PRA JJ And JM Hayes	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Prior approval of change of use of a ground floor self contained office unit/suite from Class B1(a) to C3 to comprise 1 x 2 bed flat  Size: S
Tilehurst TI-R-0153 SU671739 0.02	14A Norcot Road Tilehurst RG30 6BU	130862 PRA Mr John Hayes	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of the ground and first floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flat and 1 x 1 bed flat.  Size: S
Tilehurst TI-R-0154 SU669739 0.09	20 School Road Tilehurst RG31 5BW	131799 PRA Mr Tim Young	New Build De/C/COU  NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Change of use of first and second floors from Class B1(a) offices to C3 (Dwellinghouses) to comprise 7 residential flats.  Size: S
Tilehurst TI-R-0155 SU667737 0.03	72 School Road Tilehurst RG31 5AW	140010 PRA Mr M Saood	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of 72 School Road first floor, from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats.  Size: S
Tilehurst TI-R-0156 SU669739 0.02	8-10 School Road Tilehurst RG31 5AL	130853 PRA NOS 6 Limited	New Build De/C/COU  NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 4 x 2 bedroom flats.  Size: S
Tilehurst TI-R-0157 SU669738 0.07	30B School Road Tilehurst RG31 5AN	131405 PRA Kentwood House Investments Ltd	New Build De/C/COU  NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of 30b & 30c School Road from Class B1(a) (offices) to C3 (dwellinghouse) to comprise 3 x 1 bed flats  Size: S
Tilehurst TI-R-0160 SU677736 0.03	5a Riley Road Tilehurst RG30 4UX	131757 FUL Mr Paul Lawrence	New Build De/C/COU  NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Proposed detached 4 bed house to land adjacent to 5 Riley Road  Size: S
Tilehurst TI-R-0161 SU668737 0.08	66 School Road Tilehurst	140593 PRA Mrs Joan Crossman	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of upper floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 one-bedroom apartments.  Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
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<b>Tilehurst</b> TI-R-0162 SU669734 0.05	77 St Michaels Road Tilehurst RG30 4RY	141155 REM Mr Adam Williams	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Reserved matters application pursuant to outline application permission 131030 for a four bedroom detached house  Size: S
<b>Tilehurst</b> TI-R-0163 SU671738 0.06	22 Norcot Road Tilehurst RG30 6BU	141366 FUL Mr AS Mahal	New Build De/C/COU  NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Demolition of part of existing shop and erection of a single storey rear extension to create three one-bedroom apartments with associated private gardens, parking and refuse store  Size: S
<b>Tilehurst</b> TI-R-0164 SU668737 0.06	81-83 School Road Tilehurst RG31 5AW	150192 PRA Mr James Francis	New Build De/C/COU  NET	0 6 6	0 0 0	0 0 0	0 6 6	0 0 0	0 6 6	Change of use of 81-83 School Road (ground, first and second floors) from offices to 3 x 2 bedroom flats and 3 x 1 bedroom flats. 140372 is for prior approval for change to six 1-bed flats.  Size: S
<b>Whitley</b> WH-R-0039/1 SU715706 40.00	Kennet Island Manor Farm Road	050823 OUT Foudry/Kennet Properties Ltd	New Build De/C/COU  NET	822 0 822	817 0 817	6 0 6	0 0 0	5 0 5	5 0 5	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.  Size: L
<b>Whitley</b> WH-R-0039/6 SU716706 5.46	Kennet Island Phase 3 (excl 3A) Manor Farm Road	121062 OUT St James Group	New Build De/C/COU  NET	546 0 546	73 0 73	73 0 73	190 0 190	283 0 283	473 0 473	Hybrid app for 546 units (444 flats & 102 houses) with infrastructure & open space. Phase 3B (Blocks A, J, K & Y) - full app for 404 flats. Phase 3C (Blocks B, C & D) - outline app for 102 houses and 40 apartments. REM for Phase 3c permitted under  Size: L
<b>Whitley</b> WH-R-0064 SU698702 24.65	Pingemead Business Park & Land adj to Longwater Avenue	102172 OUT St Edward And Prudential Assurance Company Ltd	New Build De/C/COU  NET	737 0 737	0 0 0	0 0 0	0 0 0	737 0 737	737 0 737	Devt of land at Green Park & Pingemead Business Park from light ind & training to mixed dev. Phase 1: Full app 68 dwells, retail, management suite, & village hall. (O/L for 669 dwells, extra care hsg, offices, primary sch, surgery, sports pitch).  Size: L
<b>Whitley</b> WH-R-0066 SU718713 0.10	199 Basingstoke Road RG2 0HX	110914 REM Mr P Wall	New Build De/C/COU  NET	4 -2 2	4 -2 2	4 0 4	0 0 0	0 0 0	0 0 0	REM pursuant to 110450 for the demolition of existing property & one bed detached flat and erection of a three storey building for 4 x 3 bed townhouses (access, appearance, landscaping, layout and scale) (resubmission of 100979)  Size: S
<b>Whitley</b> WH-R-0067 SU719695 0.04	44 Greenfields Road RG2 8SF	131307 FUL Mr Martin Green	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of existing dwelling to create 1 x three bedroom dwelling and 1 x two bedroom dwelling  Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
Whitley WH-R-0068 SU723693 0.10	196 Whitley Wood Road RG2 8LQ	130701 FUL Mr Andy Deacon	New Build De/C/COU  NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing bungalow and construction of three 2-bed terraced houses  Size: S

## 7. SCHEDULE OF INDIVIDUAL 'SOFT COMMITMENTS'

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
					Total	14-15	Constr	Strtd	Outst	
Abbey  SU708734 1.12	108-116 Oxford Rd/10 Eaton Pl/115-125 Chatham Street	RC4a	New Build De/C/COU  NET	150 0 150						Allocated in RCAAP for residential development and community uses  Size: L
Abbey  SU709736 0.23	Reading Family Centre North Street	RC4b	New Build De/C/COU  NET	40 0 40						Allocated in RCAAP for residential development  Size: M
Abbey  SU712737 0.17	9-27 Greyfriars Road	RC4d	New Build De/C/COU  NET	60 0 60						Allocated in RCAAP for residential and/or office development  Size: M
Abbey  SU717735 0.07	2-8 The Forbury & 19-22 Market Place	RC4e	New Build De/C/COU  NET	20 0 20						Allocated in RCAAP for retail and related uses on ground floor, residential and/or offices on upper floors  Size: M
Abbey  SU717734 0.29	3-10 Market Place, Abbey Hall & Abbey Square	RC4f	New Build De/C/COU  NET	70 0 70						Allocated in RCAAP for retail and related uses on ground floor, residential and/or offices on upper floors  Size: M
Abbey  SU716734 0.07	37-43 Market Place	RC4g	New Build De/C/COU  NET	15 0 15						Allocated in RCAAP for retail and related uses on ground floor, residential and/or offices on upper floors  Size: M
Abbey  SU707733 0.09	143-145 Oxford Road	RC4q	New Build De/C/COU  NET	20 0 20						Allocated in RCAAP for residential development with some retention of small scale leisure function  Size: M
Abbey  SU718734 0.10	Reading Central Library Abbey Square	RC4s	New Build De/C/COU  NET	30 0 30						Allocated in RCAAP for residential development with potential for offices, town centre uses on ground floor. Only to be implemented when replacement facility operational.  Size: M



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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	Total	14-15	Constr	Strtd	Outst	
Abbey  SU719738 1.10	Napier Court Napier Road	SA8i	New Build De/C/COU  NET	250 0 250						Allocated in SDPD for residential development   Size: L
Battle  SU701734 0.22	Rear of 303-315 Oxford Road	SA8c	New Build De/C/COU  NET	12 0 12						Allocated in SDPD for residential development   Size: M
Battle  SU698738 2.77	Part of former Battle Hospital Portman Road	SA8f	New Build De/C/COU  NET	95 0 95						Allocated in SDPD for residential development   Size: L
Battle  SU705733 0.30	221-221 Oxford Road, 10 & r/o 8 Prospect Street	SA9a	New Build De/C/COU  NET	9 0 9						Allocated in SDPD for residential development with district centre uses on ground floor. 12/00711 covers part of the site, so the totals shown exclude the 6 dwellings permitted under that application.  Size: M
Katesgrove  SU717728 0.08	Corner of Crown Street and Southampton Street	RC4k	New Build De/C/COU  NET	25 0 25						Allocated in RCAAP for residential development   Size: M
Katesgrove  SU718728 0.38	Corner of Crown Street and Silver Street	RC4l	New Build De/C/COU  NET	85 0 85						Allocated in RCAAP for residential development   Size: M
Katesgrove  SU719731 0.14	21 South Street	RC4r	New Build De/C/COU  NET	35 0 35						Allocated in RCAAP for residential development. Will only be implemented when replacement arts venue provided.  Size: M
Kentwood  SU688740 0.22	784-794 Oxford Road	SA8a	New Build De/C/COU  NET	17 0 17						Allocated in SDPD for residential development   Size: M

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
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					Total	14-15	Constr	Strtd	Outst	
<b>Whitley</b>  SU715693 8.79	Worton Grange	SA2a	New Build De/C/COU  NET	282 0  282						Allocated in SDPD for mixed use development including residential, office, small-scale retail and community uses, or for warehousing.  Size: L
<b>Whitley</b>  SU716708 13.69	Land North of Manor Farm Road	SA2c	New Build De/C/COU  NET	550 0  550						Allocated in SDPD for mixed use development including residential and extension to Whitley District Centre  Size: L

Planning Section

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**Reading**  
Borough Council  

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