

# RESIDENTIAL PLANNING COMMITMENTS

## AT 31 MARCH 2016

Information on the progress of residential development between  
1 April 2015 and 31 March 2016 in Reading Borough



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1 April 2015 and 31 March 2016 in Reading Borough

*Published May 2016*

## 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 2015 to 31 March 2016 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
393	2,221	1,060	3,281	2,272	5,553	751	166

The figures demonstrate strong delivery of new housing this year, over and above Reading's requirement, showing that the recovery in housebuilding from the recession years is now complete. Completions are at their highest level since 2009, whilst the number of dwellings under construction are at their highest since 2004, meaning that 2017 promises to maintain the good numbers of completions. Looking at the longer term, new permissions are lower than previous years, but this seems likely to be boosted next year by some large permissions agreed in principle but where the Section 106 agreement had not yet been issued at 31 March.

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## 1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2016 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 2016, and what has been completed during the monitoring year (1 April 2015 to 31 March 2016). 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

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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). An additional Article 4 Direction came into force for Jesse Terrace, west of the town centre, in 2016. 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.

housing development within the monitoring year and describe their status at 31 March 2016.

- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2016 document.
- 1.11 For any queries, please contact the LDF Team, Planning Section, Reading Borough Council on 0118 9373337 or [planningpolicy@reading.gov.uk](mailto:planningpolicy@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 2015 survey<sup>2</sup> were identified, together with relevant planning permissions granted between 1 April 2015- 31 March 2016. 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 2016 as possible, and were completed in May 2016.
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 2016:

- 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://www.reading.gov.uk/media/3923/Residential-Commitments-2015/pdf/Residential\\_Commitments\\_14\\_15.pdf](http://www.reading.gov.uk/media/3923/Residential-Commitments-2015/pdf/Residential_Commitments_14_15.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 gains and losses in 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

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



this is translated into a South Reading Framework within the SDPD. The boundary used for monitoring this is the definition of South Reading in Chapter 13 of the SDPD.

- Core Employment Areas - 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 2016.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2016. 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 2016. 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 2016. 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 2015 and 31 March 2016. 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 2015 and 31 March 2016. 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 2015 and 31 March 2016. 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 types of application 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 2016.
- Comp Total - the total number of dwellings completed on that site by 31 March 2016.
- Comp 15-16 - the number of dwellings that were completed between 1 April 2015 and 31 March 2016.
- Under Constr - the number of dwellings under construction at 31 March 2016.
- Not Strtd - the number of dwellings not yet started at 31 March 2016.

- Total Outst - the total number of dwellings not yet completed at 31 March 2016, i.e. the sum of those not started and under construction.

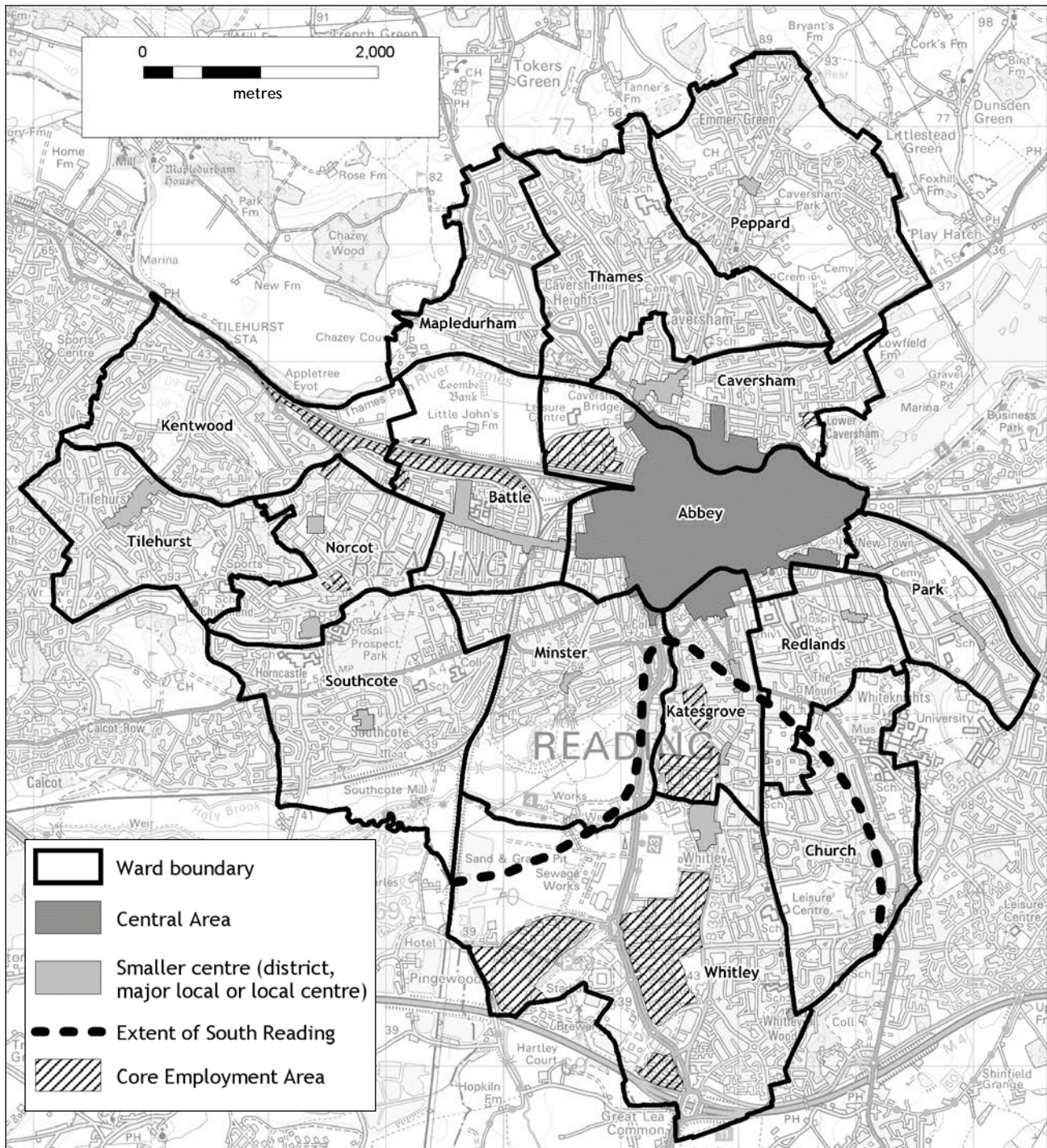
Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' underneath the Applicant. Likewise, the figures will be zero if the figures 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	2,142	100	4	2	182	5	2,221
<b>By Ward</b>							
Abbey	822	0	0	0	123	0	945
Battle	4	0	0	0	0	0	4
Caversham	47	0	0	0	2	1	48
Church	4	1	0	0	0	1	2
Katesgrove	14	0	0	0	41	1	54
Kentwood	19	0	0	0	5	1	23
Mapledurham	7	3	0	0	0	0	4
Minster	120	0	0	0	0	0	120
Norcot	204	94	1	1	0	0	110
Park	7	0	0	0	0	0	7
Peppard	3	2	0	0	0	0	1
Redlands	48	0	3	1	4	1	53
Southcote	6	0	0	0	0	0	6
Thames	1	0	0	0	1	0	2
Tilehurst	3	0	0	0	2	0	5
Whitley	833	0	0	0	4	0	837
<b>By Development Plan Designation</b>							
Central Reading	813	0	0	0	152	0	965
Smaller Centres	43	0	0	0	2	0	45
<i>Town Centres Sub-Total</i>	<i>856</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>154</i>	<i>0</i>	<i>1,010</i>
South Reading Total	949	1	0	0	4	1	951
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	1,403	100	4	2	182	5	1,482
Greenfield	739	0	0	0	0	0	739
<b>By Size</b>							
Large	1,718	92	0	0	0	0	1,626
Medium	337	2	0	0	110	0	445
Small	87	6	4	2	72	5	150



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
Reading Borough Total	529	1	27	8	514	1	1,060
<b>By Ward</b>							
Abbey	173	0	6	0	350	1	528
Battle	10	0	9	3	1	0	17
Caversham	8	0	0	0	3	0	11
Church	0	0	0	0	0	0	0
Katesgrove	0	0	6	2	2	0	6
Kentwood	12	0	0	0	0	0	12
Mapledurham	3	0	0	0	0	0	3
Minster	0	0	0	0	0	0	0
Norcot	44	0	0	0	0	0	44
Park	0	1	0	0	1	0	0
Peppard	2	0	0	0	0	0	2
Redlands	4	0	6	3	157	0	164
Southcote	1	0	0	0	0	0	1
Thames	0	0	0	0	0	0	0
Tilehurst	3	0	0	0	0	0	3
Whitley	269	0	0	0	0	0	269
<b>By Development Plan Designation</b>							
Central Reading	168	0	6	0	440	0	614
Smaller Centres	12	0	9	3	4	0	22
<i>Town Centres Sub-Total</i>	<i>180</i>	<i>0</i>	<i>15</i>	<i>3</i>	<i>444</i>	<i>0</i>	<i>636</i>
South Reading Total	269	0	6	2	0	0	273
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	516	1	27	8	514	1	1,047
Greenfield	13	0	0	0	0	0	13
<b>By Size</b>							
Large	441	0	0	0	0	0	441
Medium	43	0	0	0	475	0	518
Small	45	1	27	8	39	1	101

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

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	2,671	101	31	10	696	6	3,281
<b>By Ward</b>							
Abbey	995	0	6	0	473	1	1,473
Battle	14	0	9	3	1	0	21
Caversham	55	0	0	0	5	1	59
Church	4	1	0	0	0	1	2
Katesgrove	14	0	6	2	43	1	60
Kentwood	31	0	0	0	5	1	35
Mapledurham	10	3	0	0	0	0	7
Minster	120	0	0	0	0	0	120
Norcot	248	94	1	1	0	0	154
Park	7	1	0	0	1	0	7
Peppard	5	2	0	0	0	0	3
Redlands	52	0	9	4	161	1	217
Southcote	7	0	0	0	0	0	7
Thames	1	0	0	0	1	0	2
Tilehurst	6	0	0	0	2	0	8
Whitley	1,102	0	0	0	4	0	1,106
<b>By Development Plan Designation</b>							
Central Reading	981	0	6	0	592	0	1,579
Smaller Centres	55	0	9	3	6	0	67
<i>Town Centres Sub-Total</i>	<i>1,036</i>	<i>0</i>	<i>15</i>	<i>3</i>	<i>598</i>	<i>0</i>	<i>1,646</i>
South Reading Total	1,218	1	6	2	4	1	1,224
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	1,919	101	31	10	696	6	2,529
Greenfield	752	0	0	0	0	0	752
<b>By Size</b>							
Large	2,159	92	0	0	0	0	2,067
Medium	380	2	0	0	585	0	963
Small	132	7	31	10	111	6	251

\*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
<b>Reading Borough Total</b>	<b>2,272</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,272</b>
<b>By Ward</b>							
Abbey	930	0	0	0	0	0	930
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	0	0	0	0	0	0	0
Minster	71	0	0	0	0	0	71
Norcot	0	0	0	0	0	0	0
Park	16	0	0	0	0	0	16
Peppard	34	0	0	0	0	0	34
Redlands	18	0	0	0	0	0	18
Southcote	162	0	0	0	0	0	162
Thames	0	0	0	0	0	0	0
Tilehurst	21	0	0	0	0	0	21
Whitley	742	0	0	0	0	0	742
<b>By Development Plan Designation</b>							
Central Reading	1,075	0	0	0	0	0	1,075
Smaller Centres	560	0	0	0	0	0	560
<b><i>Town Centres Sub-Total</i></b>	<b><i>1,635</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>1,635</i></b>
South Reading Total	742	0	0	0	0	0	742
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	2,272	0	0	0	0	0	2,272
Greenfield	0	0	0	0	0	0	0
<b>By Size</b>							
Large	1,721	0	0	0	0	0	1,721
Medium	549	0	0	0	0	0	549
Small	2	0	0	0	0	0	2

\*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 2015-2016

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	<b>508</b>	<b>69</b>	<b>47</b>	<b>17</b>	<b>301</b>	<b>19</b>	<b>751</b>
<b>By Ward</b>							
Abbey	226	0	27	8	70	18	297
Battle	5	0	11	5	11	1	21
Caversham	14	0	2	1	0	0	15
Church	1	0	0	0	2	0	3
Katesgrove	0	0	2	1	173	0	174
Kentwood	10	0	0	0	0	0	10
Mapledurham	0	3	0	0	0	0	-3
Minster	29	0	0	0	0	0	29
Norcot	91	61	1	0	1	0	32
Park	4	4	2	1	0	0	1
Peppard	0	0	0	0	0	0	0
Redlands	0	0	0	0	24	0	24
Southcote	2	0	0	0	0	0	2
Thames	2	0	0	0	0	0	2
Tilehurst	8	0	2	1	20	0	29
Whitley	116	1	0	0	0	0	115
<b>By Development Plan Designation</b>							
Central Reading	226	0	12	4	233	17	450
Smaller Centres	12	0	9	3	4	0	22
<b>Town Centres Sub-Total</b>	<b>238</b>	<b>0</b>	<b>21</b>	<b>7</b>	<b>237</b>	<b>17</b>	<b>472</b>
South Reading Total	117	1	0	0	0	0	116
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	499	69	47	17	301	19	742
Greenfield	9	0	0	0	0	0	9
<b>By Size</b>							
Large	263	61	0	0	0	0	202
Medium	223	0	0	0	216	17	422
Small	22	8	47	17	85	2	127

Table 6 - Planning Permissions (Hard Commitments) Permitted During 2015-2016\*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	168	4	42	16	225	22	393
<b>By Ward</b>							
Abbey	124	0	20	6	98	18	218
Battle	4	0	11	5	4	1	13
Caversham	0	0	2	1	3	1	3
Church	0	0	0	0	2	0	2
Katesgrove	14	0	2	1	28	0	43
Kentwood	2	0	0	0	5	1	6
Mapledurham	6	4	0	0	0	0	2
Minster	0	0	0	0	0	0	0
Norcot	0	0	2	1	1	0	2
Park	0	0	2	1	0	0	1
Peppard	1	0	0	0	0	0	1
Redlands	10	0	3	1	77	1	88
Southcote	6	0	0	0	0	0	6
Thames	1	0	0	0	1	0	2
Tilehurst	0	0	0	0	2	0	2
Whitley	0	0	0	0	4	0	4
<b>By Development Plan Designation</b>							
Central Reading	119	0	9	3	127	18	234
Smaller Centres	4	0	0	0	20	1	23
<b>Town Centres Sub-Total</b>	<b>123</b>	<b>0</b>	<b>9</b>	<b>3</b>	<b>147</b>	<b>19</b>	<b>257</b>
South Reading Total	0	0	0	0	4	0	4
Core Employment Areas Total	0	0	0	0	0	0	0
<b>By Type</b>							
Brownfield	159	4	42	16	225	22	384
Greenfield	9	0	0	0	0	0	9
<b>By Size</b>							
Large	0	0	0	0	0	0	0
Medium	143	0	0	0	156	17	282
Small	25	4	42	16	69	5	111

\*This does not include permissions that are similar to proposals outstanding at 31 March 2015 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>	<b>155</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>166</b>
<b>By Ward</b>							
Abbey	103	0	0	0	0	0	103
Battle	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	10	0	10
Kentwood	2	0	0	0	0	0	2
Mapledurham	1	0	0	0	0	0	1
Minster	0	0	0	0	0	0	0
Norcot	42	0	0	0	0	0	42
Park	3	0	0	0	0	0	3
Peppard	1	0	0	0	0	0	1
Redlands	0	0	0	0	0	0	0
Southcote	2	0	2	1	0	0	3
Thames	0	0	0	0	0	0	0
Tilehurst	1	0	0	0	0	0	1
Whitley	0	0	0	0	0	0	0
<b>By Development Plan Designation</b>							
Central Reading	103	0	0	0	10	0	113
Smaller Centres	0	0	0	0	0	0	0
<b><i>Town Centres Sub-Total</i></b>	<b><i>103</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>10</i></b>	<b><i>0</i></b>	<b><i>113</i></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	153	0	0	0	10	0	163
Greenfield	2	0	2	1	0	0	3
<b>By Size</b>							
Large	0	0	0	0	0	0	0
Medium	145	0	0	0	10	0	155
Small	10	0	2	1	0	0	11

\*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 2016 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)
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
2015	635	998	2,883	764
2016	751	1,060	2,221	393

- 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. New completions are now back to pre-recession levels, and are higher this year than Reading's objectively identified housing need from the recent Berkshire Strategic Housing Market Assessment (699 per annum). Whilst there are large new developments that account for many of these homes, notably Chatham Place, Kennet Island, Kenavon Drive and Dee Park, over 40% of completions this year are from changes of use, particularly from offices.
- 5.3 The number of dwellings under construction is at its highest level since 2004. A great deal of office conversions are underway, particularly in the southern and eastern parts of central Reading, and the large schemes mentioned above (with the exception of Chatham Place) will continue to deliver housing next year. One of the Borough's largest new housing developments at Green Park has also got underway this year. 2017 looks likely to therefore be another good year for housing delivery.
- 5.4 The number of dwellings not started has significantly reduced compared to previous years, as work gets underway on many of the existing permissions. However, the number of permitted dwellings not started is still over 2,000, indicating that there is no immediate shortage of land for housing.
- 5.5 New permissions are low compared to historic levels, which might on the face of it give cause for concern about delivery in the medium term. However, four major residential schemes at Elvian School, Coley Park, Worton Grange and an expanded Station Hill development were agreed in principle before the end of the monitoring year, and are expected to count towards next year's new permissions.

## 6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'



READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2016

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 15-16	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	54 0  54	39 0  39	128 0  128	10 0  10	138 0  138	Erection of 192 dwellings with associated access, parking, landscaping  Size: L
<b>Abbey</b> AB-R-0362/1 SU714736 0.05	29-35 Station Road RG1 1LG	101247 EXT Imperial Properties (Reading)  <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	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-0362/2 SU714736 0.05	29-35 Station Road RG1 1LG	141275 PRA Titan Properties	New Build De/C/COU  NET	0 27  27	0 0  0	0 0  0	0 0  0	0 27  27	0 27  27	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 (now lapsed).  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	0 0  0	14 0  14	14 0  14	Refurb of shopping arcade, food & drink uses & offices including partial demolition. Erection of health club & fourteen dwellings plus additional arcade & shared ancillary spaces. Listed as under construction in previous years.  Size: L
<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 0  0	6 0  6	0 0  0	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
<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	14 0  14	0 0  0	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 2015.  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 Total	Comp 15-16	Under Constr	Not Strtd	Total Outst	
<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. Demolition complete.  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 18  18	0 18  18	0 0  0	0 0  0	0 0  0	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.  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	3 0  3	3 0  3	0 0  0	0 0  0	0 0  0	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. Part supersedes 120353 for 12 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. 130436 is alternative against which f/s counted.  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
<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 10  10	0 0  0	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-0497 SU706733 0.06	179 Oxford Road RG1 7UZ	111484 FUL Mr And Mrs Butt  0	New Build De/C/COU  NET	3 6  9	0 0  0	0 0  0	0 6  6	3 0  3	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

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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 15-16	Under Constr	Not Strtd	Total Outst	
<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 2 2	0 0 0	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-0504 SU713742 0.01	1 Brigham Road RG1 8DP	120382 COU Mr Paul Goddard	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 existing two storey building to 1 x one bedroom dwelling.  Size: S
<b>Abbey</b> 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 2 2	0 2 2	0 0 0	0 0 0	0 0 0	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
<b>Abbey</b> 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	184 0 184	184 0 184	0 0 0	0 0 0	0 0 0	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
<b>Abbey</b> 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
<b>Abbey</b> 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
<b>Abbey</b> 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

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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 15-16	Under Constr	Not Strtd	Total Outst	
<b>Abbey</b> AB-R-0518/3 SU715735 0.03	159 Friar Street RG1 1HE	151392 PRA Fynecast 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	Prior approval for change of use of first, second and third floors from office to 9 flats. 131795 and 140151 were previous prior approvals for a total of 7 units.  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 0 0	0 2 2	0 0 0	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-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 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Prior approval for additional 1 x studio flat on the ground floor relating to 130867.  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 1 1	0 1 1	0 0 0	0 0 0	0 0 0	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
<b>Abbey</b> AB-R-0527 SU711733 0.30	Yell House Queens Walk RG1 7RH	131302 PRA Ivypark Ltd  <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 offices to dwellinghouses to comprise approximately 115 apartments. 131302 is alternative scheme for 110 dwellings. Superseded by 150752 (non-residential commitments) for use and extension for student accommodation.  Size: M
<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.  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 15-16	Under Constr	Not Strtd	Total Outst	
<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 2 2	0 2 2	0 0 0	0 0 0	0 0 0	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 3 3	0 3 3	0 0 0	0 0 0	0 0 0	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-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 3 3	0 0 0	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
<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 with all matters reserved except access for demol of buildings; site preparation; and redevt of site for mix of uses from amongst residential & business. CLP 121483 established that current use is B8 rather than uses shown in 2012.  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-0540 SU717735 0.08	Sussex House Market Place RG1 2DQ	140892 PRA Sussex House - Reading Joint Venture	New Build De/C/COU  NET	0 26 26	0 26 26	0 26 26	0 0 0	0 0 0	0 0 0	Change of use of first, second and third floors from Class B1(a) (offices) to C3 (dwellinghouses) for 27 flats. Variation of condition 150848 allows 16 x 1-bed flats, 8 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
<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 36 36	0 0 0	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

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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 15-16	Under Constr	Not Strtd	Total Outst	
<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 21 21	0 0 0	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 30 30	0 0 0	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	152222 PRA Orbit Developments (Southern) Limited	New Build De/C/COU  NET	0 72 72	0 0 0	0 0 0	0 72 72	0 0 0	0 72 72	Prior approval for change of use from offices to residential to comprise 65-75 apartments - 72 units being implemented. See 141734 for prior approval for 60-70 units, and 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 41 41	0 0 0	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
<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 3 3	0 3 3	0 0 0	0 0 0	0 0 0	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.  Size: M

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<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 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Change of use from A1-A4 or B1a commercial space, to 2 one bed and 1 two bed flats. Size: S
<b>Abbey</b> AB-R-0556 SU712735 0.02	42-43 West Street RG1 1TZ	120725 FUL Bluebird Engineering Ltd	New Build De/C/COU  NET	0 4 4	0 0 0	0 0 0	0 4 4	0 0 0	0 4 4	Change of use of first and second floors from D1 non-residential institutions to C3 dwelling houses consisting of 3 x 3 bedroom flats and a 1 x 2 bedroom flat. Size: S
<b>Abbey</b> AB-R-0557 SU711743 0.01	3 Randolph Road RG1 8EB	150225 PRA Mr Spencer Chaplin	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Prior approval for 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-0558 SU722731 0.02	48 Watlington Street RG1 4RS	141054 COU Mr Joe Joshi	New Build De/C/COU  NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Proposed conversion of 48 Watlington Street from multiple occupation into 4 no. self contained flats. Size: S
<b>Abbey</b> AB-R-0559 SU711744 0.01	178 Caversham Road RG1 8AZ	150447 COU Mr & Mrs Ashworth	New Build De/C/COU  NET	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	0 0 0	Change of use from C3 residential dwelling to 7-bed House in Multiple Occupation (Sui Generis use), erection of two single storey rear extensions and new rear dormer window. Size: S
<b>Abbey</b> AB-R-0560 SU723730 0.16	Princes House, 73A London Road RG1 5UZ	150685 PRA Mr Phillip Holmes	New Build De/C/COU  NET	0 26 26	0 0 0	0 0 0	0 0 0	0 26 26	0 26 26	Prior approval for change of use of existing building from Class B1(a) (offices) to C3(dwellinghouses) to comprise 18 x 1 bed flats and 8 x 2 bedroom flats. Size: M
<b>Abbey</b> AB-R-0561 SU708736 0.01	18 William Street RG1 7DE	150966 CLE Mr Simon Edmonds	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 as 3 self contained flats. Size: S

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<b>Abbey</b> AB-R-0562 SU712735 0.01	1-2 West Street RG1 1TT	151135 PRA Mr Babar Butt	New Build De/C/COU  NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of first & second floors)from Class B1(a) (offices) to C3 (dwelling houses) to comprise 4 self contained flats.  Size: S
<b>Abbey</b> AB-R-0563 SU709733 0.04	Russell House, 117-119 Oxford Road RG1 7UH	151133 PRA Oxford Homes	New Build De/C/COU  NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of first & second floors from Class B1(a) offices to C3 (dwelling houses) to comprise 4 residential flats.  Size: S
<b>Abbey</b> AB-R-0564 SU718734 0.05	The Forbury Hotel Apartments Abbey Square RG1 3EJ	151012 COU Forbury Properties Ltd	New Build De/C/COU  NET	0 -17 -17	0 -17 -17	0 -17 -17	0 0 0	0 0 0	0 0 0	Change of use from 17 residential units (Class C3) to 17 serviced accommodation units (Class C1) (Retrospective)  Size: M
<b>Abbey</b> AB-R-0565/1 SU721732 0.06	Upper Ground Floor, Havell House, 62-6 Queens Road RG1 4AZ	151455 PRA Singh Construction c/o Oakmont Estate Ltd	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Prior approval for change of use of Upper Ground Floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 2-bed and 2 X 1-bed flats.  Size: S
<b>Abbey</b> AB-R-0565/2 SU721733 0.06	First Floor Havell House, 62-66 Queens Road RG1 4AZ	151456 PRA Singh Construction c/o Oakmont Estate Ltd	New Build De/C/COU  NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of the first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4 x 1 bed flats.  Size: S
<b>Abbey</b> AB-R-0565/3 SU721734 0.06	Second floor Havell House, 62-66 Queens Road RG1 4AZ	151457 PRA Singh Construction c/o Oakmont Estate Ltd	New Build De/C/COU  NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of the second floor from Class B1(a) to C3 (dwelling houses) to comprise of 4 x 1 bed flats.  Size: S
<b>Abbey</b> AB-R-0565/4 SU721735 0.06	Third floor Havell House, 62-66 Queens Road RG1 4AZ	151458 PRA Singh Construction c/o Oakmont Estate Ltd	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 3rd floor only from Class B1(a) (offices) to C3 dwelling houses) to comprise 2 X 2-bed flats.  Size: S
<b>Abbey</b> AB-R-0566 SU724733 0.12	173-175 Kings Road RG1 4EX	151116 COU Ms Christine Ann Meyer	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 from office (Class B1a) to 13 (1xstudio, 2x1, 7x2 & 3x3-bed) residential units (Class C3) and associated works.  Size: M



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<b>Abbey</b> AB-R-0567 SU711736 0.01	6 Sackville Street RG1 1NT	151317 CLE Mr Matthew Vokes	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 application relating to the use as two flats.  Size: S
<b>Abbey</b> AB-R-0568 SU712730 0.02	57 Castle Street RG1 7SN	151816 PRA High-Point Properties Ltd	New Build De/C/COU  NET	0 12 12	0 0 0	0 0 0	0 12 12	0 0 0	0 12 12	Office Prior Approval planning application relating to the conversion of the existing offices to 11 one bedroom flats and one studio.  Size: M
<b>Abbey</b> AB-R-0569 SU707736 0.01	50 Bedford Road RG1 7HS	151752 CLE Mc Carthy 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 for existing use as two self contained flats  Size: S
<b>Abbey</b> AB-R-0570 SU705734 0.01	15 George Street RG1 7NP	151859 CLE Mr Martyn Russell	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 as three self-contained flats.  Size: S
<b>Abbey</b> AB-R-0571 SU722731 0.02	56 Watlington Street RG1 4RT	152049 CLE Lynch Properties	New Build De/C/COU  NET	0 5 5	0 5 5	0 5 5	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness of existing use as 6 self contained flats  Size: S
<b>Abbey</b> AB-R-0572 SU708731 0.01	55a Baker Street RG1 7XX	141120 COU Mr W Litten	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 with alterations to convert the existing office into a 1-bed dwelling.  Size: S
<b>Abbey</b> AB-R-0573 SU724732 0.03	4 Eldon Road RG1 4DH	151708 CLE Mr Rob Aiers	New Build De/C/COU  NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Application for certificate of lawful use as four flats for more than four years.  Size: S
<b>Abbey</b> AB-R-0574 SU708734 0.14	114 Oxford Road RG1 7NE	150721 FUL Kentwood House Investments Limited	New Build De/C/COU  NET	16 0 16	0 0 0	0 0 0	0 0 0	16 0 16	16 0 16	Erection of part 4, part 5 storey building providing 16 (2x1, 13x2 & 1x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing buildings (Class A1 / B8 / nil use).  Size: M

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<b>Abbey</b> AB-R-0575 SU723732 0.02	130 Queens Road RG1 4DG	152306 PRA Mr Simon Darke	New Build De/C/COU  NET	0 5 5	0 0 0	0 0 0	0 0 0	0 5 5	0 5 5	Prior approval for change of use from Class B1(a)(offices) to C3 (dwelling houses) to comprise 5 residential units.  Size: S
<b>Abbey</b> AB-R-0576 SU721733 0.15	Kings Point, 120 Kings Road RG1 3DA	150019 FUL Carrigmay Developments (Jersey) Limited	New Build De/C/COU  NET	103 0 103	0 0 0	0 0 0	0 0 0	103 0 103	103 0 103	Demolition of office for a part 7, part 9, part 11, part 12 and part 17 storey building for 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level with parking and associated landscaping.  Size: M
<b>Abbey</b> AB-R-0577 SU710741 0.07	Land at junction of Addison Road and Meadow Road RG4 8NH	130882 FUL Mr Robert Belcher	New Build De/C/COU  NET	5 0 5	0 0 0	0 0 0	5 0 5	0 0 0	5 0 5	Construction of 5 x 3 bedroom dwellings with associated parking.  Size: S
<b>Abbey</b> AB-R-0578 SU724732 0.06	Kings Lodge 194 Kings Road RG1 4NH	160158 PRA Mr A Gill	New Build De/C/COU  NET	0 14 14	0 0 0	0 0 0	0 0 0	0 14 14	0 14 14	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 14 residential units.  Size: M
<b>Battle</b> BA-R-0187 SU701733 0.20	Land to the rear of 11-15 Western Elms Avenue RG30 2AL	140918 FUL Cygnets Investments Ltd	New Build De/C/COU  NET	5 0 5	5 0 5	5 0 5	0 0 0	0 0 0	0 0 0	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	150394 REM Barngarth Properties 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	REM for outline application 121242 for demolition of existing structures and erection of 6 flats and ancillary access and parking area (access, layout and scale only)  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 6 6	0 0 0	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-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

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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 1 1	0 1 1	0 0 0	0 0 0	0 0 0	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-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 6 6	0 6 6	0 0 0	0 0 0	0 0 0	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-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
<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 1 1	0 0 0	0 1 1	Single storey extension of redundant storage building and its conversion to a self contained dwelling.  Size: S
<b>Battle</b> BA-R-0221 SU699735 0.02	369-371 Oxford Road RG30 1HA	150448 CLP 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	Certificate of Lawfulness for proposed conversion of first floor offices to flats.  Size: S
<b>Battle</b> BA-R-0222 SU705734 0.02	221 Oxford Road RG1 7PX	150309 COU Mr Bradley McCoid	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 to 8-bedroom HMO (sui generis).  Size: S
<b>Battle</b> BA-R-0223 SU696732 0.02	5 Norfolk Road RG30 7QJ	151568 CLE Mr Peter Rokvic	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 property as two one bed flats.  Size: S
<b>Battle</b> BA-R-0224 SU694732 0.01	56 Norfolk Road RG30 1EE	151755 CLE Mc Carthy 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 for existing use as 2 x 1 bedroom flats.  Size: S

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<b>Battle</b> BA-R-0225 SU698735 0.01	4 Elm Park Road RG30 2TN	151746 CLE Mc Carthy 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 for existing use as two self contained flats.  Size: S
<b>Battle</b> BA-R-0226 SU698734 0.01	43 Elm Park Road RG30 2TP	151748 CLE Mc Carthy 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 of existing use as 2 self contained flats.  Size: S
<b>Battle</b> BA-R-0227 SU703735 0.01	2 Cannon Street RG1 7PH	152077 CLE Lynch Properties	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 of existing use as 3 self contained flats (2 units at ground floor level & 1 at first floor level).  Size: S
<b>Battle</b> BA-R-0228 SU699735 0.27	361-363 Oxford Road RG30 1AY	151847 FUL Mr Philip Anderson	New Build De/C/COU  NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Erection of two storey building comprising an A1 (retail) unit at ground floor level and four residential flats at ground and first floor level, following demolition of the existing building.  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	14 0 14	14 0 14	0 0 0	0 0 0	0 0 0	Revert for 14 apartments on the first, second and third floors and 2 A1/A2 units on the ground floor, parking & amenity space. 150176 amends ground floor uses. Supersedes similar 091066 with 367 sq m commercial.  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 dwellings.  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 0 0	0 2 2	0 2 2	Change of use of first floor from Class B1 (a) (offices) to C3 (dwelling houses)  Size: S

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<b>Caversham</b> CA-R-0171 SU712748 0.02	16 Church Street Caversham RG4 8AU	151230 PRA Mr Geoff Day	New Build De/C/COU  NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Prior approval for change of use of 1st and 2nd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 X 1 bed flats.  Size: S
<b>Caversham</b> CA-R-0172 SU713747 1.71	St Martin's Precinct Church Street Caversham 0	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
<b>Caversham</b> CA-R-0173 SU715749 0.04	58 Prospect Street Caversham RG4 8JN	152256 COU Mrs M Chopra	New Build De/C/COU  NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	For the proposed change of use from 6 bedroom House in Multiple Occupation (C4) to 7 bedroom House in Multiple Occupation (Sui Generis use).  Size: S
<b>Caversham</b> CA-R-0174 SU721745 0.01	339 Gosbrook Road Caversham RG4 8DY	150869 CLE Mr & Mrs H Luthra	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 two self contained flats.  Size: S
<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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	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.  Size: S
<b>Church</b> CH-R-0068/1 SU732702 0.05	1 Lacewood Gardens RG2 8JW	141683 COU Mr And Mrs Ashworth	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 Dwellinghouse (C3) (168 sq m) to Sui Generis large House in Multiple Occupation for eight persons. See 150042 for alternative involving extension against which figures are counted.  Size: S
<b>Church</b> CH-R-0068/2 SU732702 0.05	1 Lacewood Gardens RG2 8JW	150042 FUL Mr And Mrs Ashworth	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 from C3 dwellinghouse to Sui Generis large HMO for ten persons with single storey side and rear extensions. See 141683 for alternative involving change of use only.  Size: S

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				Perm	Comp Total	Comp 15-16	Under Constr	Not Strtd	Total Outst	
<b>Church</b> CH-R-0069 SU733702 0.06	258 Shinfield Road RG2 8EY	150756 PRA Hebron and Medlock 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	Prior approval for change of use of the first floor from B1 (a) (offices) to C3 (dwellinghouses) to comprise 2 x 2 bed flats.  Size: S
<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-0138 SU718729 0.15	Enterprise House 89-97 London Street RG1 4QA	111087 CNV Lionsgate Properties LP  <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 existing first and second floor offices into 10 no. residential apartments (6 two-bed and 4 one-bed). Internal alterations to listed building but maintaining existing historic façade. Previously shown as underway, but now lapsed.  Size: M
<b>Katesgrove</b> 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 7 7	0 7 7	0 0 0	0 0 0	0 0 0	Office Prior Approval requested for a change of use to C3  Size: S
<b>Katesgrove</b> 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
<b>Katesgrove</b> 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 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 31 x 1 bed flats and 15 studio apartments.  Size: M
<b>Katesgrove</b> 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 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Change of use from B1(a) (offices) to C3 (dwelling houses).  Size: S
<b>Katesgrove</b> 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 5 5	0 5 5	0 0 0	0 0 0	0 0 0	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

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				Perm	Comp Total	Comp 15-16	Under Constr	Not Strtd	Total Outst	
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 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 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 2 2	0 2 2	0 0 0	0 0 0	0 0 0	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 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 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 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 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 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 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 89 89	0 89 89	0 0 0	0 0 0	0 0 0	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
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-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 13 13	0 13 13	0 0 0	0 0 0	0 0 0	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

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Katesgrove KA-R-0168 SU717728 0.03	34-36 Crown Street RG1 2SE	160090 PRA Wallwork Wainwright LLP	New Build De/C/COU  NET	0 14 14	0 0 0	0 0 0	0 0 0	0 14 14	0 14 14	Prior approval for change of use of building from Class B1 (a) (offices) to Class C3 (dwelling houses) to comprise of 14 studio dwellings. See also prior approval 150457 for alternative development for 4 flats.  Size: M
Katesgrove KA-R-0169 SU718721 0.01	36 Milman Road RG2 0AY	141286 CNV OSL 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	Conversion of second floor accommodation to independent flat.  Size: S
Katesgrove KA-R-0170 SU717727 0.01	Ibex House, 85 Southampton Street RG1 2QU	151145 PRA Mr Zafar Iqbal	New Build De/C/COU  NET	0 6 6	0 0 0	0 0 0	0 0 0	0 6 6	0 6 6	Prior approval for change of use of building from Class B1 (offices) to Class C3 (dwellinghouses) to comprise of 6 x 1 bed flats.  Size: S
Katesgrove KA-R-0171 SU719731 0.03	Brightwell House 40 Queens Road RG1 4AU	151183 COU AB 2004 Limited	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 first and second floors from office (Class A2) to 2x1-bed residential units (Class C3) and associated works.  Size: S
Katesgrove KA-R-0172 SU718731 0.04	49-53 London Street RG1 4PS	150596 COU Wallmer Asset Management Ltd	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 B1 offices to mixed B1 offices and three C3 self-contained flats, change of use of A1 hairdressers to A2 beauty salon (No. 53, GF only), roof lights to rear elevation and rear courtyard elevation and alterations to fenestration.  Size: S
Katesgrove KA-R-0173 SU718730 0.01	88 London Street RG1 4SJ	131560 COU Mr R Galot	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Proposed change of use from office to dwelling house.  Size: S
Katesgrove KA-R-0174 SU718727 0.11	40 Silver Street RG1 2ST	150885 FUL Hurst Development Solutions	New Build De/C/COU  NET	14 0 14	0 0 0	0 0 0	0 0 0	14 0 14	14 0 14	Redevelopment of 40 Silver Street, demolition of existing light industrial building and erection of 14 flats (8x2bed & 6x1 bed) including 14 parking spaces and landscaping.  Size: M
Katesgrove KA-R-0175 SU718731 0.01	3 London Court East Street RG1 4QL	160157 PRA Mr C Wells	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1x one bed and 1x two bed apartments.  Size: S



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<b>Kentwood</b> 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
<b>Kentwood</b> 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	11 0  11	0 0  0	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
<b>Kentwood</b> KE-R-0109 SU688740 0.29	9 Tidmarsh Street  RG30 1HX	120351 FUL Mr & Mrs Cook  <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	Erection of a pair of semi-detached 3 bed houses.  Size: S
<b>Kentwood</b> KE-R-0110 SU674749 0.05	217 Kentwood Hill Tilehurst RG31 6JD	150592 COU Mr Michael Phillips	New Build De/C/COU  NET	0 -1  -1	0 0  0	0 0  0	0 0  0	0 -1  -1	0 -1  -1	Demolition of garage with replacement side porch and changes to ground floor windows with internal alterations. Change of use from single dwelling to a large HMO (sui generis).  Size: S
<b>Kentwood</b> KE-R-0111 SU672750 0.05	N of 38 Oak Tree Rd & between 103-10 Overdown Road Tilehurst RG31 6JX	150162 FUL G S Property Developers Ltd	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 two storey detached house and garage.  Size: S
<b>Kentwood</b> 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
<b>Kentwood</b> KE-R-0113/1 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
<b>Kentwood</b> KE-R-0113/2 SU673747 0.16	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	141375 FUL Mrs Abida Saood	New Build De/C/COU  NET	1 0  1	0 0  0	0 0  0	0 0  0	1 0  1	1 0  1	New 4 Bed detached house at the rear of 181 Kentwood Hill.  Size: S

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<b>Kentwood</b> 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	10 0  10	10 0  10	10 0  10	0 0  0	0 0  0	0 0  0	Demolition of existing school buildings and erection of 11 dwellings.   Size: M
<b>Kentwood</b> KE-R-0117 SU673751 0.07	993 Oxford Road Tilehurst RG31 6TL	141355 COU B. Carers	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 from residential home for adults with severe learning difficulties, converting the property into five self contained flats - One three bedroom, two two bedroom and two one bedroom. Proposed first floor rear extension.  Size: S
<b>Mapledurham</b> MA-R-0010 SU699752 0.05	3 Upper Warren Avenue Caversham RG4 7ED	060919 EXT Mr And Mrs P Waite  <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	Erection of 1 new detached house. See 101042 for extension of time.  Size: S
<b>Mapledurham</b> 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
<b>Mapledurham</b> MA-R-0018/1 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
<b>Mapledurham</b> MA-R-0018/2 SU702750 0.30	8 Grass Hill Caversham RG4 7TJ	131779 FUL S Bartlett	New Build De/C/COU  NET	1 -1  0	0 0  0	0 0  0	0 0  0	1 -1  0	1 -1  0	Replacement of existing dwelling with new dwelling.  Size: S
<b>Mapledurham</b> MA-R-0019 SU698752 0.04	Heath Point Upper Warren Avenue Caversham RG4 7ED	140083 FUL Mr Gary Head	New Build De/C/COU  NET	1 -1  0	0 -1  -1	0 -1  -1	1 0  1	0 0  0	1 0  1	Demolition of existing dwelling and replacement with new single family house.  Size: S
<b>Mapledurham</b> MA-R-0110 SU697761 0.09	180 Upper Woodcote Road Caversham RG4 7JU	150980 FUL Bentier Homes Ltd	New Build De/C/COU  NET	1 -1  0	0 -1  -1	0 -1  -1	0 0  0	1 0  1	1 0  1	Demolition of existing bungalow and erection of two-storey dwelling with integral garage and associated works.  Size: S

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Mapledurham MA-R-0111 SU700758 0.11	99 St Peter's Avenue Caversham RG4 7DP	150172 FUL Mr & Mrs Boyes	New Build De/C/COU  NET	2 -1 1	0 -1 -1	0 -1 -1	2 0 2	0 0 0	2 0 2	Demolition of existing house and replacement with 2x2 storey houses (re-submission of application 141497).  Size: S
Mapledurham MA-R-0112 SU702758 0.18	37 Richmond Road Caversham RG4 7PR	150753 FUL Hayward Nevitt	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 4 bed bungalow and replacement with 2x5 bed properties, including highways and landscaping. Re-submission of refused application 141660.  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. Demolition complete.  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.  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	12 -1 11	12 0 12	0 0 0	0 0 0	0 0 0	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: M
Minster 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	68 10 78	17 0 17	0 0 0	0 0 0	0 0 0	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
Norcot NO-R-0054 SU685733 0.85	103 Dee Road Tilehurst RG30 4FS	100126 EXT Royal Berkshire Fire And Rescue Service <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 the time limit for 070728/OUT for outline application for redevelopment of fire station to provide a residential development comprising 42 units.  Size: M
Norcot 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	471 -271 200	91 -61 30	44 0 44	190 -92 98	234 -92 142	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

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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-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
Norcot NO-R-0079 SU469733 0.01	28 Westbourne Terrace RG30 2RP	151976 CLE Lynch 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 for Existing split into two self contained 1 bedroom flats. One flat on the ground floor and one flat on the upper floor.  Size: S
Norcot NO-R-0080 SU694736 0.01	547 Oxford Road RG30 1HJ	140085 FUL Mrs Suki Rai	New Build De/C/COU  NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Single storey rear extension to allow conversion of the rear section of the ground floor into a one bedroom s/c flat with rear access. Replacement rear external stair. Retention of front ground floor area as shop unit.  Size: S
Park PA-R-0082 SU733729 0.08	Land at 25 Eastern Avenue RG1 5RU	101001 EXT Mr Roy W Brown  <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	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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<b>Park</b> 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
<b>Park</b> 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	4 -4  0	4 -4  0	0 0  0	0 0  0	0 0  0	Demolition & erection of 4, replacement 3 bed room houses.  Size: S
<b>Park</b> PA-R-0106 SU733733 0.01	10 Cholmeley Road RG1 3NJ	151390 CLE Mr Daniel Hawkins	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 the property as two self-contained flats.  Size: S
<b>Park</b> PA-R-0107 SU742727 0.03	67 Brighton Road RG6 1PS	140463 FUL Mr R Reed	New Build De/C/COU  NET	3 -1  2	0 0  0	0 0  0	0 -1  -1	3 0  3	3 -1  2	Demolition of existing bungalow and erection of 3 terraced houses (resubmission of application 130569/FUL).  Size: S
<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  <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	New house and garage. Previously shown as under construction, now lapsed.  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	1 0  1	1 -1  0	2 -1  1	Demolition of existing dwelling and erection of 2 x 5 bedroom detached houses with garages.  Size: S
<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	1 0  1	0 0  0	1 0  1	Proposed 3 bedroom detached dwelling (Access, Layout and Scale only). See 150158 for approval of reserved matters.  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 15-16	Under Constr	Not Strtd	Total Outst	
<b>Peppard</b> PE-R-0108 SU734757 0.04	Land adjacent to 11 Blackwater Close Caversham RG4 6NP	141868 OUT Mrs J Kaigg	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Outline application for the erection of additional 1-bedroom self-contained dwelling house (access, appearance, layout and scale) (resubmission of 140476/OUT).  Size: S
<b>Redlands</b> 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
<b>Redlands</b> 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
<b>Redlands</b> 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 14 14	0 14 14	0 0 0	0 0 0	0 0 0	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
<b>Redlands</b> 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
<b>Redlands</b> 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	4 0 4	30 0 30	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
<b>Redlands</b> 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
<b>Redlands</b> RE-R-0165/1 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 90 90	0 0 0	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

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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 15-16	Under Constr	Not Strtd	Total Outst	
Redlands RE-R-0165/2 SU724732 0.32	Hanover House 202 Kings Road RG1 4NN	150229 COU Adelais Property 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 of fourth floor to residential use (Class C3) to provide 14 residential units and associated works.  Size: M
Redlands RE-R-0167 SU729731 0.03	320 Kings Road RG1 4JG	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
Redlands RE-R-0168 SU734723 0.53	1A Upper Redlands Road RG1 5JJ	150890 FUL The University Of Reading	New Build De/C/COU  NET	10 0 10	0 0 0	0 0 0	0 0 0	10 0 10	10 0 10	Demolition of existing industrial units (B1 Use) and the development of 10 residential units for staff accommodation in connection with The University of Reading, associated car parking, bin stores, access and landscaping.  Size: M
Redlands RE-R-0169 SU723716 0.06	29 Newcastle Road RG2 7TN	151171 COU Brett Property Developments Ltd	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 to a 9 bedroom House in Multiple Occupation with part single storey and part two storey side and rear extensions (re-submission of 150287).  Size: S
Redlands RE-R-0170 SU721729 0.45	University of Reading London Road RG1 5AQ	150730 COU Thomas Homes and University of Reading	New Build De/C/COU  NET	0 53 53	0 0 0	0 0 0	0 53 53	0 0 0	0 53 53	Proposed conversion and alteration of existing buildings to residential use (53 dwellings) together with car and cycle parking, landscaping and bin stores.  Size: M
Redlands RE-R-0171 SU731727 0.02	61 Addington Road RG1 5PZ	151143 CNV Mr Mohammad Shahid	New Build De/C/COU  NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Single storey rear extension and conversion of existing house into three self-contained apartments (Resubmission of 150081) and formation of vehicular crossover from Addington Road.  Size: S
Redlands RE-R-0172 SU729731 0.11	149 London Road RG1 5DE	151013 CLE Mr P Bhathal	New Build De/C/COU  NET	0 10 10	0 10 10	0 10 10	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use as 10 self contained flats at first and second floor level.  Size: M
Southcote SO-R-0034 SU679722 0.03	2 Hogarth Avenue RG30 4QW	101026 EXT Mr Ronald Thacker  <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 the time limit for implementation of permission 050501 for erection of a detached bungalow on land adjacent to the existing 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
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Southcote SO-R-0062 SU694721 0.05	112 Southcote Lane  RG30 3AF	121323 FUL 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	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-0065 SU678724 0.06	19 Fontwell Drive  RG30 4QR	121554 FUL Mr Ronald Garratt  <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	Erection of one detached four bedroom house with detached double garage on land adjacent to 19 Fontwell Drive.  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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Construction of an end of terrace two storey dwellinghouse.  Size: S
Southcote 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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Extensions to 44 Winser Drive and creation of a new dwelling.  Size: S
Southcote SO-R-0069 SU690722 0.20	Land adjacent to 153 Bath Road  RG30 2BD	141363 FUL Mr Charles Graeme Denton and Mrs June Doreen Watkins	New Build De/C/COU  NET	5 0 5	0 0 0	0 0 0	0 0 0	5 0 5	5 0 5	Erection of 3 x 3 bed houses and 2 x 2 bed maisonettes with associated car parking and access road.  Size: S
Southcote SO-R-0070 SU695721 0.05	71 Southcote Lane  RG30 3AQ	151479 FUL Mr Sean Joyce	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Construction of a new detached house in the land adjacent to 71 Southcote Lane following demolition of existing outbuildings.  Size: S
Thames 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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Redevelopment of builder's workshop & ancillary office to residential to provide a 4-bed detached 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
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Thames 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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	New 4 bedroom dwelling on land adjacent to 107A Kidmore Road (re-submission of 100638)  Size: S
Thames TH-R-0149 SU711758 0.02	322 Hemdean Road Caversham RG4 7QS	151194 PRA Cathedral Developments Limited	New Build De/C/COU  NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Prior approval for change of use of ground floor from A1 (retail, 77 sqm) to C3 (dwelling house) to comprise of 1 x 2 bed flat.  Size: S
Thames TH-R-0150 SU711770 0.08	Land rear of 48 Highdown Hill Road Caversham RG4 8QP	141145 FUL Mr & Mrs G Roberts	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 new dwelling.  Size: S
Tilehurst 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	0 0 0	1 0 1	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
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 2 2	0 2 2	0 0 0	0 0 0	0 0 0	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	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	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 1 1	0 1 1	0 0 0	0 0 0	0 0 0	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 0 0	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

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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-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-0150 SU668734 0.04	59 St. Michaels Road Tilehurst RG30 4RR	120602 FUL Mr P Errington  <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	Demolition of existing garage and erection of two storey semi-detached dwelling with associated access, secure cycle store and amenity space.  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 7 7	0 7 7	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 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 2 2	0 2 2	0 0 0	0 0 0	0 0 0	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-0161 SU668737 0.08	66 School Road Tilehurst RG31 5AW	140593 PRA Mrs Joan Crossman	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 upper floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 one-bedroom apartments.  Size: S
Tilehurst 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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Reserved matters application pursuant to outline application permission 131030 for a four bedroom detached house.  Size: S
Tilehurst 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	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	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
Tilehurst TI-R-0164 SU668737 0.06	81-83 School Road Tilehurst RG31 5AW	150879 PRA Mr James Francis	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 offices to 4 x 1 bed flats and 2 x 2 bed flats. 150192 is prior approval for change to 3 x 2-bed and 3 x 1-bed and 140372 is for prior approval for change to six 1-bed flats.  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-0165 SU668736 0.01	77B School Road Tilehurst RG31 5AT	151979 CLE Mr James Francis	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 two self contained flats.  Size: S
<b>Tilehurst</b> TI-R-0166 SU661740 0.03	53 Westwood Glen Tilehurst RG31 5NW	140719 FUL Mr David Heath	New Build De/C/COU  NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	One 3 bedroom dwelling attached to side of No.53 on garden land.  Size: S
<b>Tilehurst</b> TI-R-0167 SU668741 0.02	39a Armour Road Tilehurst RG31 6HA	160112 PRA Mr Paul Humpreys	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 from Class B1 (a) (offices) to C3 (dwelling houses) to comprise of 2 x 1 bed studio flats.  Size: S
<b>Tilehurst</b> TI-R-0168 SU675737 0.07	38 Chichester Road Tilehurst RG30 4XB	131264 FUL Lamb Bar Bar Ltd (Iain Macnaught)	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 existing garage and erection of a 3-bed detached dwelling to the side of 38 Chichester Road (resubmission of 13/00256/FUL).  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	822 0 822	5 0 5	0 0 0	0 0 0	0 0 0	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	184 0 184	111 0 111	258 0 258	104 0 104	362 0 362	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 for 102 houses & 40 apartments. REM for Ph 3c permitted under 131633.  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	11 0 11	726 0 726	737 0 737	Hybrid appln for mixed development. 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). 151070 is REM for Phase 1c, 151761 is REM for Phase 2a.  Size: L
<b>Whitley</b> 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 -1 -1	0 -1 -1	0 0 0	3 0 3	3 0 3	Demolition of existing bungalow and construction of three 2-bed terraced houses.  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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Whitley WH-R-0069 SU713706 0.03	79 Tean House	152188 COU	New Build	0	0	0	0	0	0	Change of use of units 9, 10 and 11 from B1 Office to C3 Residential to create 4 flats.  Size: S
	Havergate Way	Berkeley Homes (Western) Ltd	De/C/COU	4	0	0	0	4	4	
	RG2 0GU		NET	4	0	0	0	4	4	

## 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 Total	Comp 14-15	Under Constr	Not Strtd	Total Outst	
Abbey  SU711737 2.56	Station Hill Site  Station Hill  RG1 1NF	151426  Sackville Developments (Reading) Limited	New Build De/C/COU  NET	275 0 275						Major mixed use scheme. This application together with 151427 extends the Station Hill scheme to incorporate an adjacent site. Maximum uplift in residential units and floorspace shown here.  Size: L
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

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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	
<b>Abbey</b>  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
<b>Abbey</b>  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
<b>Battle</b>  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
<b>Battle</b>  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
<b>Battle</b>  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
<b>Katesgrove</b>  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
<b>Katesgrove</b>  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
<b>Katesgrove</b>  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

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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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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
Minster  SU704723 1.91	Government Buildings, Coley Park Wensley Road  RG1 6LY	151173 Taylor Wimpey UK Ltd	New Build De/C/COU  NET	71 0 71						Residential development consisting of 71 residential dwellings (20 apartments) with associated landscaping, open space, parking and access following the demolition of the existing office buildings.  Size: L
Park  SU739727 0.00	49 Wokingham Road  RG6 1LG	152026 Mr David Seward	New Build De/C/COU  NET	1 0 1						Demolition of existing store and workshop and access to first floor flat. Erection of new two-storey rear extension to provide a 4 single bedroom, 4 person, House in Multiple Occupation (Class C4) with separate access to existing first floor flat.  Size: S
Park  SU733733 0.16	261-275 London Road	SA9c	New Build De/C/COU  NET	15 0 15						Allocated in SDPD for residential development with district centre uses on ground floor.  Size: M
Peppard  SU730758 0.93	Land at Lowfield Road Caversham	SA8h	New Build De/C/COU  NET	34 0 34						Allocated in SDPD for residential development  Size: M
Redlands  SU724724 0.32	Land adjacent to 40 Redlands Road	SA8g	New Build De/C/COU  NET	18 0 18						Allocated in SDPD for residential development  Size: M
Southcote  SU682718 0.48	Alice Burrows Home Dwyer Road	SA8b	New Build De/C/COU  NET	27 0 27						Allocated in SDPD for residential and/or residential care  Size: M
Southcote  SU693727 0.31	Dellwood Hospital Liebenrood Road	SA8d	New Build De/C/COU  NET	17 0 17						Allocated in SDPD for residential development  Size: M



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	
Southcote  SU696724 5.00	Elvian School Bath Road RG30 2BB	151175 Taylor Wimpey UK Ltd	New Build De/C/COU  NET	118 0 118						Hybrid application: outline for a new 6 FE secondary school with all matters other than access reserved; detailed permission for 118 dwellings, access, car parking, landscaping and amenity space, following the demolition of the existing buildings. Size: L
Tilehurst  SU672738 0.05	Rear Of 52 Norcot Road Tilehurst RG30 6BU	151144 Mr Sanjay Sharma	New Build De/C/COU  NET	1 0 1						2 x 2 bed Semi-detached houses to the rear of 52 Norcot Road, including landscaping and vehicular access. Uplift of 1 dwelling over existing permission shown. Size: S
Tilehurst  SU665736 2.19	Park Lane Primary School, The Laurels & Downing Road Tilehurst	SA5	New Build De/C/COU  NET	20 0 20						Allocated in SDPD for new school and residential use, with addition residential on Downing Road Playing Field if justified under national policy Size: L
Whitley  SU715693 6.17	Worton Grange Imperial Way	151944 Kier Reading LLP	New Build De/C/COU  NET	175 0 175						Hybrid app: outline for 175 homes (all matters reserved apart from access); full for B1(c)/B2/B8, car showrooms, retail warehouses, hotel, pub, coffee shop, restaurant, bank. New access from Basingstoke Rd and Imperial Wy. Bus stop, Size: L
Whitley  SU715693 8.79	Worton Grange	SA2a	New Build De/C/COU  NET	17 0 17						Allocated in SDPD for mixed use development including residential, office, small-scale retail and community uses, or for warehousing. Remainder of site after current application 151944 shown here, which equates to the Little Chef site. Size: L
Whitley  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  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading  
RG1 2LU  
Tel: 0800 626540  
Email: [planningpolicy@reading.gov.uk](mailto:planningpolicy@reading.gov.uk)  
Website: [www.reading.gov.uk/readingldf](http://www.reading.gov.uk/readingldf)



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