

RESIDENTIAL PLANNING COMMITMENTS

AT 31 MARCH 2019

Information on the progress of residential development between
1 April 2018 and 31 March 2019 in Reading Borough



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EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2019. 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 2018 to 31 March 2019 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
2,588	4,467	1,128	5,595	1,403	6,998	910	65

The figures demonstrate very strong delivery of new housing this year, well above both Reading's objectively assessed need and recent delivery levels. The number of dwellings under construction remains at near its highest level for decades, meaning that the coming years promise to maintain the good numbers of completions. The number of dwellings that have received planning permission this year was the extremely high, the second-highest for over 30 years, which demonstrates a very healthy land supply for some time.

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1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2019 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 people¹.
- 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 2019, and what has been completed during the monitoring year (1 April 2018 to 31 March 2019). 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

¹ 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. In addition, a change of use back from C4 to C3 does not require planning permission, so also cannot be reliably monitored.

housing development within the monitoring year and describe their status at 31 March 2019.

- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2019 document.
- 1.11 For any queries, please contact Planning Policy, Planning Section, Reading Borough Council on 0118 9373337 or 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 2018 survey² were identified, together with relevant planning permissions granted between 1 April 2018 - 31 March 2019. 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 2019 as possible, during April 2019.
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 2019:

- a. Sites with alternative residential and non-residential commitments
- b. Sites with a commitment for mixed-use including both residential and non-residential use; and
- c. Sites where there is a loss of non-residential for residential use, or vice versa.

² http://www.reading.gov.uk/media/9168/Residential-planning-commitments-March-2018/pdf/Residential_Commitments_17-18.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 given³.
- **By Development Plan Designation**
The totals for a number of different planning designations for the area, based on existing development plan documents (see figure 1):
 - Central Reading - the boundary of Central Reading is the boundary of the Reading Central Area Action Plan (adopted 2009).
 - Smaller Centres - the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy CS26 of the Core Strategy (adopted 2008). The boundaries are those shown on the adopted Proposals Map, accompanying the Sites and Detailed Policies Document (SDPD) (adopted October 2012).
 - Town Centres sub-total - this is the sub-total for Central Reading and the smaller centres.
 - South Reading - the Core Strategy (adopted 2008) focuses a significant amount of development on South Reading, and this is translated into a South Reading Framework within the

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

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

- Core Employment Areas - policies CS10 and CS11 of the Core Strategy (adopted 2008) refer to Core Employment Areas as being the areas where new industrial and warehousing uses will be focused, and where existing employment will be protected. The boundaries of the CEAs are shown on the adopted Proposals Map, accompanying the SDPD (Policy SA12) and it is these boundaries that are referred to here.

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

- **By Type**

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

- **By Size**

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

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

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

3.6 **Table 1** shows the number of dwellings with planning permission (including both full and outline) but not yet started at 31 March 2019.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2019. 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 completed⁴. 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 2019. 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 at 31 March 2019. 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 2019. 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). Sites in an emerging plan are not included, so proposed allocations in the draft Reading Borough Local Plan (submitted in March 2018 and still in the examination process) are not shown.
- 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 2018 and 31 March 2019. 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 2018 and 31 March 2019. 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 2018 and 31 March 2019. 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.

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

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 31st March 2019.
 - Comp Total - the total number of dwellings completed on that site by 31 March 2019.
 - Comp 17-18 - the number of dwellings that were completed between 1 April 2018 and 31 March 2019.
 - Under Constr - the number of dwellings under construction at 31 March 2019.
 - Not Strtd - the number of dwellings not yet started at 31 March 2019.

- Total Outst - the total number of dwellings not yet completed at 31 March 2019, i.e. the sum of those not started and under construction.

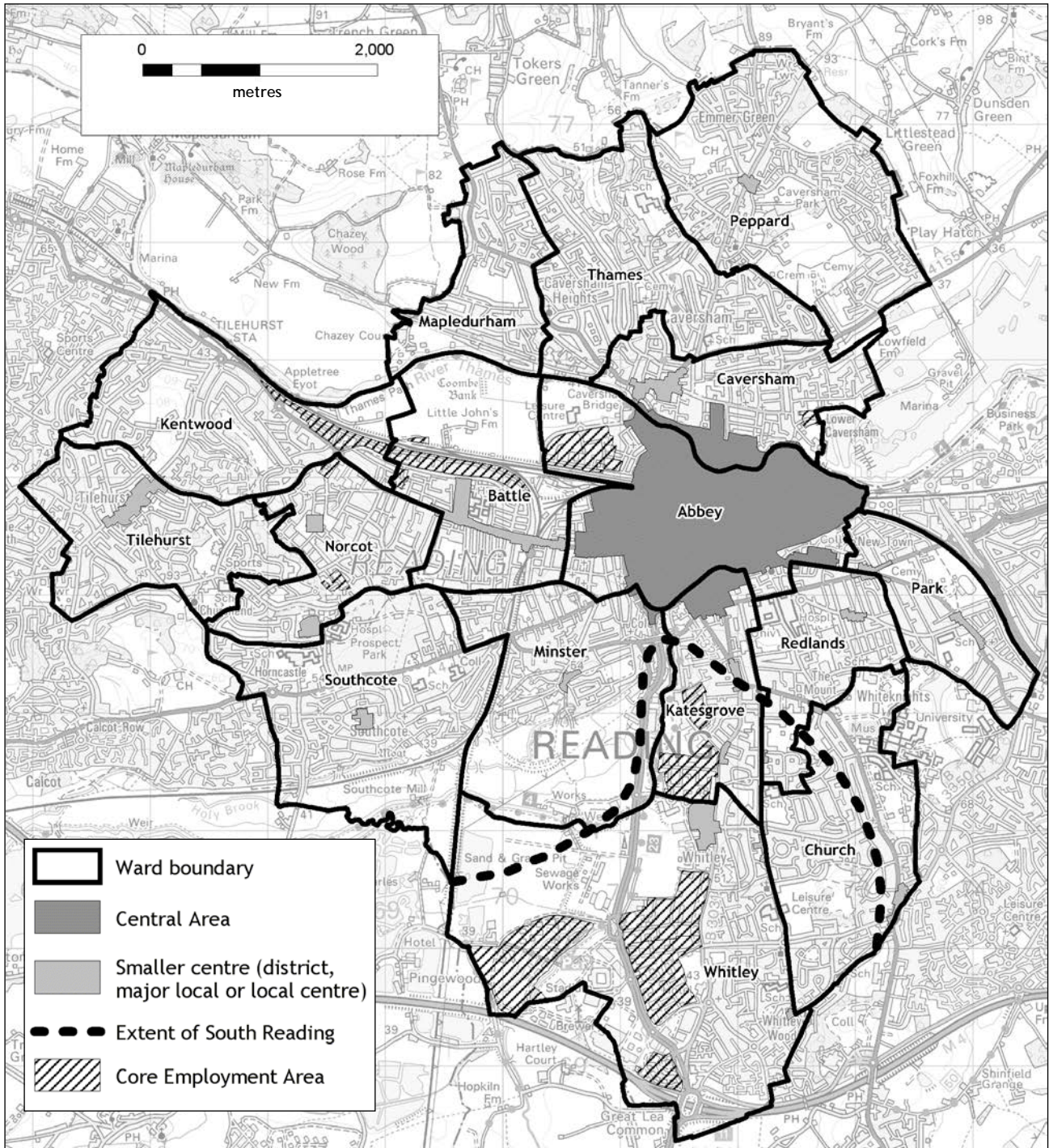
Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' underneath the Applicant. Likewise, the figures will be zero if the figures 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	4,057	106	39	16	503	10	4,467
By Ward							
Abbey	2,042	0	11	3	294	1	2,343
Battle	226	1	6	1	5	4	231
Caversham	41	0	4	2	4	0	47
Church	5	2	0	0	0	1	2
Katesgrove	23	0	0	0	135	1	157
Kentwood	20	2	0	0	8	1	25
Mapledurham	3	2	0	0	0	0	1
Minster	0	0	4	4	39	0	39
Norcot	204	86	3	1	4	2	122
Park	64	0	2	2	0	0	64
Peppard	51	6	0	0	0	0	45
Redlands	34	1	7	2	13	0	51
Southcote	7	0	2	1	1	0	9
Thames	8	5	0	0	0	0	3
Tilehurst	4	1	0	0	0	0	3
Whitley	1,325	0	0	0	0	0	1,325
By Development Plan Designation							
Central Reading	1,942	0	2	1	358	0	2,301
Smaller Centres	52	1	6	3	25	0	79
Town Centres Sub-Total	1,994	1	8	4	383	0	2,380
South Reading Total	1,329	0	0	0	94	0	1,423
Core Employment Areas Total	96	0	0	0	37	0	133
By Type							
Brownfield	3,289	102	39	16	503	10	3,703
Greenfield	768	4	0	0	0	0	764
By Size							
Large	3,520	82	0	0	0	0	3,438
Medium	398	3	0	0	382	0	777
Small	139	21	39	16	121	10	252

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	902	0	32	20	215	1	1,128
By Ward							
Abbey	355	0	0	0	98	0	453
Battle	4	0	0	0	8	0	12
Caversham	5	0	0	0	4	0	9
Church	8	0	0	0	0	0	8
Katesgrove	88	0	4	2	9	0	99
Kentwood	8	0	0	0	0	0	8
Mapledurham	3	0	0	0	0	0	3
Minster	129	0	6	10	1	1	125
Norcot	13	0	2	1	3	0	17
Park	2	0	0	0	6	0	8
Peppard	8	0	0	0	0	0	8
Redlands	0	0	14	5	78	0	87
Southcote	10	0	4	1	0	0	13
Thames	0	0	0	0	0	0	0
Tilehurst	45	0	0	0	2	0	47
Whitley	224	0	2	1	6	0	231
By Development Plan Designation							
Central Reading	433	0	0	0	103	0	536
Smaller Centres	7	0	0	0	10	0	17
<i>Town Centres Sub-Total</i>	<i>440</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>113</i>	<i>0</i>	<i>553</i>
South Reading Total	345	0	2	1	6	0	352
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	733	0	32	20	215	1	959
Greenfield	169	0	0	0	0	0	169
By Size							
Large	272	0	0	0	0	0	272
Medium	558	0	5	1	159	0	721
Small	72	0	27	19	56	1	135

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	4,959	106	71	36	718	11	5,595
By Ward							
Abbey	2,397	0	11	3	392	1	2,796
Battle	230	1	6	1	13	4	243
Caversham	46	0	4	2	8	0	56
Church	13	2	0	0	0	1	10
Katesgrove	111	0	4	2	144	1	256
Kentwood	28	2	0	0	8	1	33
Mapledurham	6	2	0	0	0	0	4
Minster	129	0	10	14	40	1	164
Norcot	217	86	5	2	7	2	139
Park	66	0	2	2	6	0	72
Peppard	59	6	0	0	0	0	53
Redlands	34	1	21	7	91	0	138
Southcote	17	0	6	2	1	0	22
Thames	8	5	0	0	0	0	3
Tilehurst	49	1	0	0	2	0	50
Whitley	1,549	0	2	1	6	0	1,556
By Development Plan Designation							
Central Reading	2,375	0	2	1	461	0	2,837
Smaller Centres	59	1	6	3	35	0	96
<i>Town Centres Sub-Total</i>	<i>2,434</i>	<i>1</i>	<i>8</i>	<i>4</i>	<i>496</i>	<i>0</i>	<i>2,933</i>
South Reading Total	1,674	0	2	1	100	0	1,775
Core Employment Areas Total	96	0	0	0	37	0	133
By Type							
Brownfield	4,022	102	71	36	718	11	4,662
Greenfield	937	4	0	0	0	0	933
By Size							
Large	3,792	82	0	0	0	0	3,710
Medium	956	3	5	1	541	0	1,498
Small	211	21	66	35	177	11	387

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

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

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	1,385	1	0	0	19	0	1,403
By Ward							
Abbey	584	0	0	0	0	0	584
Battle	15	0	0	0	10	0	25
Caversham	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0
Katesgrove	71	1	0	0	0	0	70
Kentwood	17	0	0	0	0	0	17
Mapledurham	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0
Norcot	0	0	0	0	0	0	0
Park	15	0	0	0	9	0	24
Peppard	34	0	0	0	0	0	34
Redlands	18	0	0	0	0	0	18
Southcote	44	0	0	0	0	0	44
Thames	0	0	0	0	0	0	0
Tilehurst	20	0	0	0	0	0	20
Whitley	567	0	0	0	0	0	567
By Development Plan Designation							
Central Reading	651	1	0	0	0	0	650
Smaller Centres	568	0	0	0	0	0	568
<i>Town Centres Sub-Total</i>	<i>1,219</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,218</i>
South Reading Total	567	0	0	0	0	0	567
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	1,381	1	0	0	19	0	1,399
Greenfield	4	0	0	0	0	0	4
By Size							
Large	987	0	0	0	0	0	987
Medium	394	1	0	0	10	0	403
Small	4	0	0	0	9	0	13

*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 2018-2019

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	685	30	48	20	235	8	910
By Ward							
Abbey	113	0	16	5	43	0	167
Battle	5	28	4	2	0	1	-22
Caversham	2	0	3	1	4	1	7
Church	4	1	0	0	0	0	3
Katesgrove	0	0	9	3	180	0	186
Kentwood	0	0	0	0	7	1	6
Mapledurham	1	1	0	0	0	0	0
Minster	42	0	0	0	1	0	43
Norcot	6	0	0	0	0	0	6
Park	0	0	3	1	0	2	0
Peppard	1	0	0	0	0	0	1
Redlands	3	0	8	4	0	1	6
Southcote	85	0	0	0	0	1	84
Thames	1	0	0	0	0	0	1
Tilehurst	14	0	5	4	0	1	14
Whitley	408	0	0	0	0	0	408
By Development Plan Designation							
Central Reading	104	0	5	2	204	0	311
Smaller Centres	0	0	3	1	2	0	4
<i>Town Centres Sub-Total</i>	<i>104</i>	<i>0</i>	<i>8</i>	<i>3</i>	<i>206</i>	<i>0</i>	<i>315</i>
South Reading Total	409	1	4	1	0	0	411
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	415	29	48	20	235	8	641
Greenfield	270	1	0	0	0	0	269
By Size							
Large	532	28	0	0	0	0	504
Medium	103	0	0	0	179	0	282
Small	50	2	48	20	56	8	124

Table 6 - Planning Permissions (Hard Commitments) Permitted During 2018-2019*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	2,357	43	60	31	257	12	2,588
By Ward							
Abbey	991	0	17	5	81	0	1,084
Battle	225	29	4	2	5	1	202
Caversham	0	0	3	1	4	1	5
Church	2	2	0	0	0	1	-1
Katesgrove	19	0	9	3	137	1	161
Kentwood	4	1	0	0	0	2	1
Mapledurham	1	1	0	0	0	0	0
Minster	1	0	4	11	20	0	14
Norcot	14	4	0	0	3	1	12
Park	1	0	2	1	4	2	4
Peppard	47	4	0	0	0	0	43
Redlands	34	1	14	3	0	1	43
Southcote	8	0	2	1	1	1	9
Thames	1	0	0	0	0	0	1
Tilehurst	1	1	3	3	0	1	-1
Whitley	1,008	0	2	1	2	0	1,011
By Development Plan Designation							
Central Reading	893	0	2	1	148	0	1,042
Smaller Centres	11	1	5	2	24	0	37
<i>Town Centres Sub-Total</i>	<i>904</i>	<i>1</i>	<i>7</i>	<i>3</i>	<i>172</i>	<i>0</i>	<i>1,079</i>
South Reading Total	1,009	0	6	2	77	0	1,090
Core Employment Areas Total	96	0	0	0	37	0	133
By Type							
Brownfield	1,903	39	60	31	257	12	2,138
Greenfield	454	4	0	0	0	0	450
By Size							
Large	2,079	28	0	0	0	0	2,051
Medium	181	3	0	0	189	0	367
Small	97	12	60	31	68	12	170

*This does not include permissions that are similar to proposals outstanding at 31 March 2018 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
Reading Borough Total	14	0	0	0	51	0	65
By Ward							
Abbey	0	0	0	0	51	0	51
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	14	0	0	0	0	0	14
Kentwood	0	0	0	0	0	0	0
Mapledurham	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0
Norcot	0	0	0	0	0	0	0
Park	0	0	0	0	0	0	0
Peppard	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	0	0
Southcote	0	0	0	0	0	0	0
Thames	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0
Whitley	0	0	0	0	0	0	0
By Development Plan Designation							
Central Reading	0	0	0	0	25	0	25
Smaller Centres	0	0	0	0	0	0	0
<i>Town Centres Sub-Total</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>25</i>	<i>0</i>	<i>25</i>
South Reading Total	0	0	0	0	0	0	0
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	14	0	0	0	51	0	65
Greenfield	0	0	0	0	0	0	0
By Size							
Large	0	0	0	0	0	0	0
Medium	14	0	0	0	51	0	65
Small	0	0	0	0	0	0	0

*Permissions which have expired and are not counted in outstanding permissions. Sites where a similar alternative permission is still outstanding are not counted here.

5. COMPARISON WITH PREVIOUS YEARS

- 5.1 This section compares the key headline figures from the 2019 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)
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
2017	717	1,003	2,353	1,172
2018	700	1,206	2,769	1,402
2019	910	1,128	4,467	2,588

- 5.2 In terms of completions, a net gain of 910 dwellings has been recorded, which is the highest since 2005, and the second highest since figures started to be published in 1985. This is significantly higher than Reading's objectively assessed housing need from the recent Berkshire Strategic Housing Market Assessment (699 per annum), as well as adopted plan targets. Much of this development has taken place in either south or central Reading, with 249 dwellings completed at Green Park Village alone. There continues to be a strong supply of dwellings through conversions and changes of use, approximately 30% this year.
- 5.3 The figures for dwellings under construction in 2017-18 were the highest in decades, and, despite many of last year's dwellings under construction having been completed this year, the overall figure for 2018-19 is only marginally lower. Large sites currently under construction include Green Park Village, the former Elvian School, 5-9 Berkeley Avenue and Worton Grange, as well as town centre developments such as the development of the former Cooper BMW at Napier Road and a number of conversions from offices to residential. There is reason to believe that a healthy supply of new homes will continue in current years.
- 5.4 The number of dwellings not started has increased by around 1,700 dwellings from last year, boosted by a very significant tranche of new permissions. Dwellings not started this year are at their highest level for decades. This shows that will continue to be a strong supply of housing land in the short to medium term.
- 5.5 New permissions have been at their highest level since 2003, and are almost double last year's, and are at the second highest level since records were first published in 1985. Developments permitted this year include large schemes at the former Homesbase and Toys R Us site at Kenavon Drive, the remainder of the former Battle Hospital site at Portman Road, the Royal

Elm Park proposal at the Madejski Stadium and additional homes at Green Park Village.

6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2019

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 18-19	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0362 SU714736 0.05	29-35 Station Road RG1 1LG	170772 PRA Titan Properties	New Build De/C/COU NET	0 33 33	0 0 0	0 0 0	0 0 0	0 33 33	0 33 33	Prior approval for change of use of 1st to 5th floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 33 x 1-bed flats. 141275 was alternative prior approval for 27 dwellings, now lapsed. Size: M
Abbey AB-R-0401/1 SU716735 0.13	173-175 Friar Street RG1 1BP	061033 FUL Cityscene Properties 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	Refurb arcade, food & drink, offices incl partial demolition. Erect health club & 14 dwellings plus additional arcade. 180358 is alternative for wider site against which f/s counted. Figures (100 sqm A1, 2,135 D2 and -1,029 B1) zero here. Size: M
Abbey AB-R-0401/2 SU716735 0.20	Bristol and West Arcade Market Place RG1 1JL	180358 FUL Sonic Star Propties Ltd	New Build De/C/COU NET	35 8 43	0 0 0	0 0 0	0 0 0	35 8 43	35 8 43	Demolish Arcade for 8 storey building for 35 dwellings, B1 and 5 A1/A2/A3 units, demolish rear of 29-32 Market Pl, COU of 27-32 Market Pl at upper floors to 8 dwellings, COU at grd/basement of 27-28 & 32 Market Pl to flexible A1/A2/A3. Size: M
Abbey AB-R-0484/1 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	090622 OUT Sackville Developments (Reading) Ltd <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	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
Abbey 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	O/L for redevt for offices, town centre uses incl retail, leisure and residential, infrastructure, public realm works. Floorspace are maxima. 130440 and 141457 deals with demolition of part of site (now complete). 151543 is REM for Building B. Size: L
Abbey AB-R-0484/3 SU711737 0.77	Plot E & Telecom House Land, Friar St/ Station Hill RG1 1NF	151426 OUT Sackville Developments (Reading) Ltd	New Build De/C/COU NET	275 0 275	0 0 0	0 0 0	0 0 0	275 0 275	275 0 275	O/L for mixed use redevt of Plot E of Station Hill & Telecom House for residential, retail and related (A1 - A5), infrastructure, public realm etc. With 151427, extends Station Hill to adjacent site. Maximum uplift in units & f/s shown here. Size: L
Abbey 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 10 10	0 10 10	0 0 0	0 0 0	0 0 0	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. See 172264 for variation of conditions. Size: M
Abbey AB-R-0516/1 SU712738 0.03	125 Chatham Street RG1 7HT	170979 PRA Zain Reading Ltd	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 0 0	0 8 8	0 8 8	Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 1 bed flats. Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2019

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 18-19	Under Constr	Not Strtd	Total Outst		
Abbey 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	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	The erection of a terrace of 3no. 2-bed houses following demolition of garages on land to the rear of 52 Russell Street. Incorrectly shown as lapsed in 2016/17. Size: S
Abbey AB-R-0554 SU717734 0.10	Jacksons Corner 1-9 Kings Road RG1 3AS	160849 FUL SG Capital Ltd	New Build De/C/COU NET	15 18 33	0 0 0	0 0 0	15 18 33	0 0 0	15 18 33	Retention/enlargement of commercial & conversion of upper floors to 18 residential units. Demolition of commercial to rear & construction of 15 dwellings. 141713 was alternative scheme for 18 conversion & 11 new build. See 171238 for VARIAT. Size: M
Abbey AB-R-0560 SU723730 0.16	Princes House, 73A London Road RG1 5UZ	150685 PRA Mr Phillip Holmes <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	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
Abbey AB-R-0565/1 SU721732 0.06	Upper Grnd Floor Havell House, 62-66 Queens Road RG1 4AZ	181468 PRA Singh Construction	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. See 160023 and 151455 for alternative prior approvals for the same number of units. Size: S
Abbey AB-R-0565/2 SU721733 0.06	First Floor Havell House, 62-66 Queens Road RG1 4AZ	181464 PRA Singh Construction	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. See 160026 and 151456 for alternative prior approvals for the same number of units. Size: S
Abbey AB-R-0565/3 SU721734 0.06	Second Floor Havell House, 62-66 Queens Road RG1 4AZ	181466 PRA Singh Construction	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. See 160024 and 151457 for alternative prior approvals for the same number of units. Size: S
Abbey AB-R-0565/4 SU721735 0.06	Third Floor Havell House, 62-66 Queens Road RG1 4AZ	181467 PRA Singh Construction	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. See 160025 and 151458 for alternative prior approvals for the same number of units. Size: S
Abbey 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	16 0 16	0 0 0	16 0 16	Part 4, part 5 storey building for 16 (2x1, 13x2 & 1x3-bed) dwellings with parking and landscaping, following demolition of existing buildings (A1/B8/nil use). See 180739 and 190356 for alterations to scheme. Size: M

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2019

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 18-19	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0575/1 SU723732 0.02	130 Queens Road RG1 4DG	170555 PRA Mr Simon Darke	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Prior approval for change of use from offices to 6 residential units. Supersedes 152306 (prior approval for five flats). 161415 (residential commitments) is additional development extending the roof for an additional dwelling. Size: S
Abbey AB-R-0575/2 SU723732 0.02	130 Queens Road RG1 4DG	161415 FUL 132 Queens Road Limited	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Alterations to and extension of the roof for residential use, new external stairs to front of property providing separate access to basement and landscaping of area to front of property. Size: S
Abbey 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	103 0 103	103 0 103	0 0 0	0 0 0	0 0 0	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
Abbey 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
Abbey AB-R-0578 SU724732 0.06	Kings Lodge 194 Kings Road RG1 4NH	161754 PRA Oak Developments Ltd	New Build De/C/COU NET	0 18 18	0 18 18	0 18 18	0 0 0	0 0 0	0 0 0	Prior approval for change of use of the building from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 18 flats with 17 car parking spaces. Size: M
Abbey AB-R-0579 SU716735 0.06	160-163 Friar Street RG1 1HE	160212 PRA MA Reading Limited	New Build De/C/COU NET	0 28 28	0 0 0	0 0 0	0 0 0	0 28 28	0 28 28	Prior approval for change of use from Class B1 (a) to C3 (dwelling houses) to comprise 15 x 1 bed flats and 13 x 2 bed flats. Size: M
Abbey AB-R-0580 SU713736 0.10	35-38 Friar Street RG1 1DX	160232 PRA Shaviram Merchants Ltd	New Build De/C/COU NET	0 25 25	0 0 0	0 0 0	0 0 0	0 25 25	0 25 25	Prior approval for change of use of 1st to 3rd floor (with ground floor entrance and plant room at basement) from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 25 flats (15 studios, 6 x 1 bedroom and 4 x 2 bedrooms). Size: M
Abbey AB-R-0584 SU712742 0.01	133 Caversham Road RG1 8AS	161036 PRA Mr Roy	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 a proposed change of use of a building from shops (Class A1) to a use falling within Class C3 (Dwellinghouses), and for associated operational development. Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 18-19	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0587 SU707733 0.03	159 Oxford Road RG1 7UY	161550 COU Gladstone Property	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 B1a to C3 with alterations to divide the building into 2 maisonettes and 1 flat, including window alterations. Size: S
Abbey AB-R-0588 SU708731 0.03	14 Baker Street RG1 7XX	160997 COU Mr Patrick Bucek	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 the property from dwellinghouse (C3) to 8-bed House in Multiple Occupation (Sui Generis) to include erection of timber cycle store/shed in rear garden and additional refuse and recycling waste provision. Size: S
Abbey AB-R-0590/1 SU712742 0.01	Ground Floor 128 Caversham Road RG1 8AY	170816 PRA John Letch Properties Ltd	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Prior approval for change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 1x 2-bed flat and 2x 1 bed flats. See 170839 for additional development. Size: S
Abbey AB-R-0590/2 SU712742 0.01	Rear of 128 Caversham Road RG1 8AY	170839 PRA John Letch Properties Ltd	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 ground floor only from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 one bedroom flats. See 170816 for additional development. Size: S
Abbey AB-R-0591/1 SU706736 0.01	85 Bedford Road RG1 7EZ	161768 COU Mr Macleod	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Conversion of existing building into 2 flats Size: S
Abbey AB-R-0591/2 SU706736 0.02	85 Bedford Road RG1 7EZ	161767 FUL Mr Macleod	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 single storey factory extension and erection of 2 semi-detached two bedroom houses with associated parking. Size: S
Abbey AB-R-0592 SU714732 0.01	11 Bridge Street RG1 2LR	161958 PRA Thackeray Estates	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 two floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise three flats. Size: S
Abbey AB-R-0593 SU721731 0.02	35 The Grove RG1 4RB	162034 FUL Mr Owen Williams	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 0 0	1 0 0	0 0 0	1 0 1	Demolition of existing dwelling and construction of a new 4-bedroom replacement dwelling Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2019

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 18-19	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0594 SU709731 0.01	Land adjacent to 12 Carey Street	160060 FUL Millbrook 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 demolition of existing single storey building and erection of new two-storey two bedroom dwelling Size: S
Abbey AB-R-0595 SU720733 0.19	100 Kings Road RG1 3BY	161449 COU House of Fisher Ltd	New Build De/C/COU NET	0 9 9	0 0 0	0 0 0	0 0 0	0 9 9	0 9 9	Change of use at fourth and fifth floors from 9 apart-hotel suites (Class C1) to 9 (2xstudio, 1x1, 3x2 & 3x3-bed) residential units (Class C3) Size: S
Abbey AB-R-0596/1 SU709733 0.02	115 Oxford Road RG1 7UH	162239 COU McCarthy Properties	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 from shop (Class A1) to mixed use for shop and two flats. See 172284 for development to rear. Size: S
Abbey AB-R-0596/2 SU709733 0.03	Land to the rear of 115 Oxford Road RG1 7UH	172284 FUL McCarthy Properties	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Erection of a 2-storey building for 2x1-bed residential units with associated parking and landscaping, following demolition of existing ground floor rear addition (part retrospective). See 162239 for conversion of 115 Oxford Road. Size: S
Abbey AB-R-0597 SU724733 0.12	177 Kings Road RG1 4EX	160749 COU Mrs Christina Meyer	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 office (Class B1a) to 6 residential units (Class C3) including 2no. studios, 3no. two-bedroom and 1no. one-bedroom flats plus new front dormer and associated works Size: S
Abbey AB-R-0598 SU707736 0.01	22 William Street RG1 7DE	162288 CNV Mr Ghalib Hussain	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Conversion of existing HMO (C4) into three self-contained flats Size: S
Abbey AB-R-0600 SU714734 0.02	23-25 Union Street and 49 Broad Street RG1 2AA	170050 PRA Richard De Souza	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 1st and 2nd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 1-bed and 1 X 2-bed flat. Size: S
Abbey AB-R-0602 SU709931 0.01	10 Baker Street RG1 7XU	151959 COU Mr Mukhtar Ahmed	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Conversion of two storey local shop into 3 apartments, two one-bedroom apartments on ground floor and one two-bedroom apartment on first floor. 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 18-19	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0603 SU723734 0.07	Former Gas Works Building Gas Works Road	160378 FUL Mulberry Park Investment (S.E.) Limited	New Build De/C/COU NET	0 20 20	0 0 0	0 0 0	0 0 0	0 20 20	0 20 20	COU, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4, 5 and 6 storey building and a 3 storey building, providing 20 (10x1, 9x2 and 1x3-bed) residential units. Size: M
Abbey AB-R-0605 SU715735 0.02	155 Friar Street RG1 1HE	151500 COU Mr J Short <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 of upper floors from office (152 sq m) to residential and internal alterations for 3 flats and new shop front at ground floor. Superseded by 171037 (Non-Residential Commitments) for change of use to serviced apartments. Size: S
Abbey AB-R-0606 SU714736 0.08	30-31 Friar Street RG1 1RD	150829 PRA Shaviram Merchants Ltd <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Prior approval for change of use of 1st floor, 2nd floor (part), 3rd floor and 4th floor (part) from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 19 x studio flats and 6 x 1 bedroom flats. Size: M
Abbey AB-R-0606 SU712736 0.12	Greyfriars House, 30 Greyfriars Road RG1 1NL	170229 PRA McKay Securities Plc	New Build De/C/COU NET	0 43 43	0 0 0	0 0 0	0 0 0	0 43 43	0 43 43	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 43 apartments comprising 23 one bed flats, 19 two bed flats and a single three bed flat. Size: M
Abbey AB-R-0607/1 SU721732 0.07	3-4 Wesley Gate Queens Road RG1 4AP	170314 PRA Hickie and Hickie	New Build De/C/COU NET	0 14 14	0 0 0	0 0 0	0 14 14	0 0 0	0 14 14	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 X 1-bed and 3 X 2-bed flats. See 172162 for roof extension for additional dwellings. Size: M
Abbey AB-R-0607/2 SU721732 0.07	3-4 Wesley Gate Queens Road RG1 4AP	172162 FUL Hickie and Hickie	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Roof extension to create four flats above existing office building. See 170314 for conversion of existing office building to residential. Size: M
Abbey AB-R-0608 SU715735 0.02	149-150 Friar Street and 2-4 Queen Victoria Street RG1 1EX	170210 FUL CEPF II Regatta 2 (Henley) Sarl c/o Catalyst Capital LLP	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 7 7	0 0 0	0 7 7	Proposed conversion of vacant office accommodation at first, second and third floor levels to create 7 x 2 bed residential units with part of ground floor and basement for ancillary storage space. Size: S
Abbey AB-R-0609 SU712735 0.01	90 Friar Street RG1 1EL	170501 COU Mr Jonathan Aldridge	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Application for a change of use from A1 (Shop) to C3 (Dwelling Houses) to the first and second floors only to form 2x2 bed units. Alterations to shop front 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 18-19	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0610 SU709734 0.01	92a Oxford Road RG1 7LJ	170353 CNV Mr Nadeem Khan	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	First floor rear extension and conversion of existing flat on first and second floor to 1 x one bedroom flat and 1 x two bedroom flat Size: S
Abbey AB-R-0612 SU714735 0.02	146 Friar Street RG1 1EX	170654 COU The Thackeray Estate	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 floor from B1a Office to C3 residential to provide two self contained flats, together with additional first floor window to rear elevation. 172172 is alternative change of use permission for one flat. Size: S
Abbey AB-R-0613/1 SU721732 0.21	Clarendon House 59-75 Queens Road RG1 4BN	180156 PRA Reading Heights Ltd	New Build De/C/COU NET	0 49 49	0 0 0	0 0 0	0 49 49	0 0 0	0 49 49	Prior approval for change of use from offices to residential to comprise 49 dwellings. 170905 and 180722 are alternative prior approvals also for 49 flats, and 180240 is for alterations to building. See 180909 for additional development. Size: M
Abbey AB-R-0613/2 SU721732 0.22	Clarendon House 59-75 Queens Road RG1 4BN	180909 FUL Reading Heights Ltd	New Build De/C/COU NET	43 0 43	0 0 0	0 0 0	0 0 0	43 0 43	43 0 43	One storey roof extension, part 6, part 9 storey side/rear extension and mews houses for 43 residential units with service enclosures, parking and landscaping. See 180156 for conversion of existing building from office to residential. Size: M
Abbey AB-R-0614 SU705733 0.04	2a Prospect Mews RG1 7YG	141516 FUL Mr L Crawford	New Build De/C/COU NET	6 0 6	6 0 6	6 0 6	0 0 0	0 0 0	0 0 0	The demolition of a commercial building containing a panel beating, a spray booth and a valeting service and to construct a residential development providing 4 x two bedroom flats and 2 x one bedroom flats including change of use. Size: S
Abbey AB-R-0615 SU707732 0.01	Seafield Court Russell Street RG1 7XD	171221 CNV Seafield Court Management 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	Conversion of a disused basement storage area in to two new residential units. See 181043 for non-material amendment for internal layout. Size: S
Abbey AB-R-0616 SU706736 0.02	75 Bedford Road RG1 7EY	171573 CNV Claremont Holdings 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	Subdivision of existing dwelling to create 2 no 1 bed flats and 1 no 2 bed flat. New rear dormer to loft. Size: S
Abbey AB-R-0617 SU718738 0.49	Former Cooper Reading BMW Kings Meadow Road RG1 8BN	162166 FUL Lochailort Reading Ltd	New Build De/C/COU NET	315 0 315	0 0 0	0 0 0	315 0 315	0 0 0	315 0 315	Part 12, part 23 storey building with 315 apartments; residents' lounges, tech-hub, dining room, and cinema room, amenity spaces, various facilities, cycle and car parking spaces, landscaping, and associated works. Size: M

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Abbey AB-R-0618 SU715735 0.01	22-24 Cross Street RG1 1SN	171742 COU Mr Tandon	New Build De/C/COU NET	0 6 6	0 0 0	0 0 0	0 0 0	0 6 6	0 6 6	Change of use to residential (C3) on first, second and third floors to create 6 x one bedroom flats with alterations to fenestration and gable roof alteration to existing rear four storey projection Size: S
Abbey AB-R-0619 SU710736 1.32	Land between Weldale Street and Chatham Street	170326 FUL Ropemaker Properties Ltd	New Build De/C/COU NET	427 0 427	0 0 0	0 0 0	0 0 0	427 0 427	427 0 427	Erection of 427 (233x1, 182x2 & 12x3-bed) residential units and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, with new public realm, landscaping, accesses, parking and associated works. Size: L
Abbey AB-R-0620 SU712736 0.26	52-55 Friar Street and 12 Greyfriars Road RG1 1DX	162210 FUL CIP Property (AIPT) LTD	New Build De/C/COU NET	135 0 135	0 0 0	0 0 0	0 0 0	135 0 135	135 0 135	Erection of 3 new buildings for 135 (1xstudio, 54x1, 73x2 & 7x3-bed) residential units, a flexible Class A1-A5 use & a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor, with access, parking, servicing, landscaping and engineering works. Size: M
Abbey AB-R-0621 SU714736 0.03	1 Station Road and 22 Friar Street RG1 1LG	182109 PRA Nationwide Building Society	New Build De/C/COU NET	0 15 15	0 0 0	0 0 0	0 0 0	0 15 15	0 15 15	Prior approval for change of use 1st, 2nd and 3rd floors of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 15 dwellings. See 180139 for alternative prior approval for 11 dwellings. Size: M
Abbey AB-R-0623 SU710744 0.02	2a Randolph Road RG1 8EB	180067 COU Mr F. Y. Fazli	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 ground and first floor to 3 residential flats (1 x 2 bed, 1 X 1 bed and 1 x studio flat) including a part two/part single storey side extension. See 150279 (Non-Residential Commitments) for alternative change of use to A3 use. Size: S
Abbey AB-R-0624 SU711743 0.02	187 Caversham Road RG1 8BB	180322 CNV Mr Spencer Chaplin	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 4 bed dwelling house into 2x 2 bed flats. Size: S
Abbey AB-R-0626 SU712734 0.05	City Wall House, 26 West Street RG1 1TZ	170251 COU TA Fisher Developments Ltd	New Build De/C/COU NET	0 10 10	0 0 0	0 0 0	0 0 0	0 10 10	0 10 10	Change of use of fourth and fifth floors from C1 (hotel) to 10 no. C3 (residential) apartments with minor internal alterations Size: M
Abbey AB-R-0627 SU705731 0.01	17 Somerstown Court RG1 7TY	180735 CNV Ms N Malish	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use from a single dwelling to two separate dwellings Size: S

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Abbey AB-R-0628 SU716736 0.07	33 Blagrove Street RG1 1PW	181074 PRA AEW UK South East Office Fund	New Build De/C/COU NET	0 28 28	0 0 0	0 0 0	0 0 0	0 28 28	0 28 28	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 28 dwellings (17 x 1-bed and 11 x 2-bed). Size: M
Abbey AB-R-0629 SU7144735 0.01	8 Union Street RG1 1EU	181158 COU Mr Ahmed Ibrahimkhil	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 first floor from office (Class B1) to 2 bedroom flat (Class C3) Size: S
Abbey AB-R-0630 SU721732 0.08	1-2 Wesley Gate Queens Road RG1 4AP	181321 PRA Bartlett Property Services Ltd	New Build De/C/COU NET	0 15 15	0 0 0	0 0 0	0 0 0	0 15 15	0 15 15	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 15 dwelling units. Size: M
Abbey AB-R-0631 SU722735 2.80	Kenavon Drive	170509 FUL London and Quadrant	New Build De/C/COU NET	765 0 765	0 0 0	0 0 0	0 0 0	765 0 765	765 0 765	Demolish retail (Homebase and former Toys R Us) and erect 765 (18 x studio, 302x1, 409x2 and 36x3- bed) dwellings, 5 commercial units, public realm, landscaping, accesses, parking and associated works. Demolition underway. Size: L
Abbey AB-R-0632 SU709741 1.31	Former Cox & Wyman Ltd Cardiff Road RG1 8EX	171814 FUL Thames Properties Limited	New Build De/C/COU NET	96 0 96	0 0 0	0 0 0	0 0 0	96 0 96	96 0 96	Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road Size: L
Abbey AB-R-0633 SU722730 0.01	66 Watlington Street RG1 4RT	181372 CNV Royle Berkshire Developments	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 of an existing basement flat and 5 bedsit rooms to 4 x 1-bed residential flats (Class C3) and erection of a part-one, part-two storey rear extension, front lightwell with external steps, cycle/waste storage areas and associated works. Size: S
Abbey AB-R-0634 SU705735 0.01	42 Battle Street RG1 7NU	181212 CNV Mr Sandeep Grewal	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 dwellinghouse into 1 x 3 bedroom flat and 1 x 1 bedroom flat, with minor external alterations (part-retrospective) Size: S
Abbey AB-R-0635 SU706733 0.01	179a Oxford Road RG1 7UZ	181685 PRA Mr David Moffatt	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 first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 studio flat. Size: S

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Abbey AB-R-0636 SU708731 0.17	57 Baker Street RG1 7XX	180624 FUL Messrs 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	Erection of two 2/3 storey buildings to provide 9 (2x2-bed and 7x3-bed) residential units (Class C3), 9 parking spaces, landscaping and associated works Size: S
Abbey AB-R-0637 SU722730 0.01	Tyler Court and Padley Court The Dell RG1 4JS	181902 REG3 Reading Borough Council	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Conversion of 4 sets of redundant garages (3 sets in Tyrell Court and 1 set in Padley Court) to form 4 x one bedroom flats Size: S
Abbey AB-R-0638 SU717734 0.04	11-13 Kings Road RG1 3AR	182006 COU Lake District Dryer Company 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	Conversion of first floor from restaurant use (A3) to residential (C3), providing four self contained apartments (1 x 2 bed and 3 x 1 bed units) and associated works. Size: S
Abbey AB-R-0639 SU707732 0.04	29 Russell Street RG1 7XD	161332 FUL Mr Michael/Ishaq Hussein	New Build De/C/COU NET	4 4 8	0 0 0	0 0 0	0 0 0	4 4 8	4 4 8	Change of Use of Sui Generis HMO to 8 Flats, after demolition of existing rear extension and erection of a new part 4/part 2 storey rear extension Size: S
Abbey AB-R-0640 SU723733 0.02	Royal Court Kings Road RG1 4AE	181421 COU Mr Farid Bizzari	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Reconfiguration of the disused restaurant space to include a café (Class A1) with an external seating area, and creation of 3 (2x studio & 1x1-bed) residential units (Class C3) at lower ground floor level and associated works. Size: S
Abbey AB-R-0641 SU724732 0.03	6 Eldon Road RG1 4DH	181230 CLE Mr David Vokes	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness of existing use as 6 x self-contained flats (5 x studio flats and 1 x 1 bedroom flat) and 1 x bedsit. Size: S
Abbey AB-R-0642 SU709736 0.23	Former Reading Family Centre North Street RG1 7DA	181653 OUT Lochailort Thames Quarter Ltd	New Build De/C/COU NET	47 0 47	0 0 0	0 0 0	0 0 0	47 0 47	47 0 47	O/L - 47 affordable apartments in a mix of 1, 2 and 3-bedroom units. Landscaping, & parking (all matters reserved except layout and access). 181652 is corresponding permission with 30% affordable housing (14 units). Size: M
Battle BA-R-0228 SU699735 0.03	361-363 Oxford Road RG30 1AY	170530 FUL Mr Philip Anderson	New Build De/C/COU NET	2 4 6	0 0 0	0 0 0	2 4 6	0 0 0	2 4 6	Roof extn and alts for A1 unit and 4 flats at ground/1st floor and 2 flats at 2nd floor. 151847 is alternative for retail (135 sq m) and 4 flats. See 180713 for D1 instead of A1 at ground floor, figures for A1 zero here to avoid double counting. Size: S

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Battle BA-R-0232 SU704734 0.04	Flat 1, 245 Oxford Road RG1 7PX	141107 CNV Ms Mary Townsend	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of upper & lower ground floor maisonette into one 2 bed and one 1 bed flat. Size: S
Battle BA-R-0236 SU696736 0.02	465 Oxford Road RG30 1HF	161056 COU Mr P Harding	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of existing warehouse to form a 4 bedroom dwelling with associated works. Size: S
Battle BA-R-0239 SU704735 0.06	Land rear of 36-46 Mason Street	160342 FUL Launchpad Reading	New Build De/C/COU NET	5 0 5	5 0 5	5 0 5	0 0 0	0 0 0	0 0 0	Erection of a part 1, part 2 storey residential (Class C3a) building comprising 5x1-bed units (Supported Housing) with associated landscaping, bin and cycle storage, following demolition of existing office/workshop. Size: S
Battle BA-R-0243 SU693737 0.03	576 Oxford Road RG30 1EG	162283 FUL Mr Sajad Bashier	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Creation of new self contained flat at second floor level and physical alterations & additions to rear ground, first and second floors. See 180235 for minor amendments. Size: S
Battle BA-R-0248 SU702734 0.02	196 Oxford Road RG30 1AA	171524 COU Info-Site Limited	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Refurbishment and change of use from a licensed 10 person House in Multiple Occupation (sui generis) to 2 two bed flats and a studio (C3a use) Size: S
Battle BA-R-0249 SU705733 0.03	Land rear of 8 Prospect Street RG1 7YG	182058 PRA Mr Barrie Mann	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 from B1(c)(light industrial) to C3 (dwellinghouses) to comprise 3 x 1 bed flats & 1 x 2 bed flats. See 171894 for alternative prior approval from slightly greater element of site to the same number of flats. Size: S
Battle BA-R-0251 SU692738 0.01	578 and rear of 580-584 Oxford Road RG30 1EG	171466 FUL Mr Steve Saunders	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 2 no. one bedroom dwellings Size: S
Battle BA-R-0254 SU699731 0.07	Connaught House, 116 Connaught Road RG30 2UF	180108 COU Fairhome Group Plc	New Build De/C/COU NET	0 -4 -4	0 0 0	0 0 0	0 0 0	0 -4 -4	0 -4 -4	Change of use application to convert existing residential property containing 4 no 1 bed flats, into an 8 bed shared house for adults with learning difficulties (C2) Size: S

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Battle BA-R-0255 SU702734 0.01	200 Oxford Road RG30 1AB	171322 FUL Timothy Salamon	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 old workshop and the erection of 1x new two bedroom dwelling with amenity. Size: S
Battle BA-R-0256 SU698735 0.02	1a Elm Park Road RG30 2TP	171226 FUL BBS Ltd	New Build De/C/COU NET	1 4 5	0 0 0	0 0 0	1 4 5	0 0 0	1 4 5	Part demolition, extensions and alterations to form 5 self-contained flats (amended description). Size: S
Battle BA-R-0257 SU704734 0.01	Land to the rear of 223 Oxford Road RG1 7PX	180658 PRA Mr B Mann	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 Class B1(c) (light industrial) to C3 (dwelling house) to comprise of a 1 bed flat. Size: S
Battle BA-R-0258 SU696731 0.01	Plot between plot 4 and 8 Norfolk Road RG30 2EE	171407 FUL Akshar Corporation Ltd	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of an existing store and construction of a new 3 bedroom dwelling. Size: S
Battle BA-R-0259 SU695732 0.01	52 Norfolk Road RG30 2EE	180375 CLE Mr Christopher Lory Pengilly	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 the existing use of the property as two x 1 bedroom self-contained flats. Size: S
Battle BA-R-0260/1 SU699739 2.78	Battle Hospital Site Portman Road	180319 FUL Bellway Homes Ltd (Thames Valley)	New Build De/C/COU NET	211 0 211	0 0 0	0 0 0	0 0 0	211 0 211	211 0 211	Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings. See 181384 for demolition. Size: L
Battle BA-R-0260/2 SU699739 2.78	Former Battle Hospital site Portman Road	181384 PRA Bellway Homes (Thames Valley)	New Build De/C/COU NET	0 -28 -28	0 -28 -28	0 -28 -28	0 0 0	0 0 0	0 0 0	Demolition of existing NHS buildings to the old Battle Hospital site off Portman Road. See 180319 (Residential Commitments) for new development. Size: L
Battle BA-R-0261 SU695730 0.05	142 Tilehurst Road RG30 2LX	181250 COU Kennet Investments 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 from use class C3 (b) (housing for people with learning disabilities) to use class C2 (assisted residential) Size: S

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Battle BA-R-0262 SU695737 0.10	470-478 Oxford Road RG30 1EF	162355 FUL Prestige Property Limited	New Build De/C/COU NET	9 -1 8	0 0 0	0 0 0	0 0 0	9 -1 8	9 -1 8	Demolition of an existing retail unit, ancillary warehouse and residential unit and the erection of a retail unit (Class A1) and nine new residential flats (Class C3) with associated parking, amenity space and landscaping. Size: S
Battle BA-R-0263 SU695731 0.01	3 Rutland Road RG30 2EL	180378 CLE Mr Christopher Lory Pengilly	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 the existing use as two x 1 bedroom self-contained flats (Class C3) Size: S
Battle BA-R-0264 SU698731 0.04	Land between 10-20 Gloucester Court RG30 2TW	180820 FUL Mr Steve Pearce	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents. Size: S
Battle BA-R-0265 SU698731 0.09	2 Connaught Close RG30 2UG	180799 FUL Mr S Luthra	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Construction of one 3 bedroom dwelling Size: S
Caversham CA-R-0137 SU721745 0.05	307 - 311 Gosbrook Road Caversham RG4 8DY	60683 FUL Quality Stationers	New Build De/C/COU NET	5 0 5	0 0 0	0 0 0	5 0 5	0 0 0	5 0 5	Demolition of existing printing works and erection of 4 apartments and 1 garden flat. Recorded as lapsed in 2011, but actually implemented by demolition. Size: S
Caversham CA-R-0170 SU711747 0.01	16 Bridge Street Caversham RG4 8AA	182017 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	Prior approval for change of use of first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 x 1 bed apartments. Size: S
Caversham CA-R-0172 SU713747 1.71	St Martin's Precinct Church Street Caversham	140997 FUL Hermes Property Unit Trust	New Build De/C/COU NET	40 0 40	0 0 0	0 0 0	0 0 0	40 0 40	40 0 40	Erection of new and extended retail floorspace, new restaurant, new leisure floorspace, residential apartments, car park works and associated landscaping, surfacing, public realm and shopfront improvement works. Size: L
Caversham CA-R-0180 SU715748 0.01	25 Prospect Street Caversham RG4 8JB	160417 FUL Reading Real Estate Co (UK) Ltd	New Build De/C/COU NET	1 1 2	0 0 0	0 0 0	0 0 0	1 1 2	1 1 2	Change of use from 2 bedroom first and second floor flat to 2 one bedroom flats and two storey rear extension; plus create studio flat on the ground floor with single storey rear extension Size: S

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Caversham CA-R-0181 SY721745 0.03	355-357 Gosbrook Road Caversham RG4 8ED	150863 PRA Mr Nick Horsfall	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 4 4	0 0 0	0 4 4	Prior approval for change of use of building from Class A1 (retail) to C3 (dwellinghouses) to comprise 4 x 1 bed flats. See 161498 for external alterations. See 170938 and 181600 for first floor extensions. Size: S
Caversham CA-R-0181 SU711753 0.04	27 Queen Street Caversham RG4 7RB	170302 CNV Mr H Mitchla	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of existing single dwelling to two separate dwellings, including conversion of existing garage to habitable accommodation, associated changes to fenestration and proposed side porch Size: S
Caversham CA-R-0182 SU714747 0.02	40 Church Street Caversham RG4 8AU	170185 CLP Sheen Developments Limited	New Build De/C/COU NET	0 2 2	0 1 1	0 0 0	0 0 0	0 1 1	0 1 1	Application for a Lawful Development Certificate for a Proposed change of use of first floor to residential accommodation. Currently only one flat provided. Size: S
Caversham CA-R-0183 SU720750 0.08	Land to the rear of 79 Henley Road Caversham RG4 6DS	171070 FUL Shanly Homes Limited	New Build De/C/COU NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Erection of two dwellings with associated hard surfacing and landscaping Size: S
Caversham CA-R-0184 SU722745 0.03	371 Gosbrook Road Caversham RG4 8ED	162199 COU Erleigh Investments Limited	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Proposed conversion of 1st floor and part of ground floor (access only) from D2 (Assembly & Leisure) to C3 (Residential) to create 1 x 2 bedroom flat with alterations to fenestration (D1 Nursery use to be retained at ground floor). Size: S
Caversham CA-R-0185 SU720747 0.03	32 Ardler Road Caversham RG4 5AE	180195 CLE Mr Nigel Elkes	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 detached outbuilding as residential flat Size: S
Caversham CA-R-0186 SU713749 0.02	16 Hemdean Road Caversham RG4 7SX	181376 PRA Mr Jonathan Baille	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 and basement of building from Class A1 (shops) to Class C3 (dwellinghouses) to comprise one dwelling and associated works. Size: S
Caversham CA-R-0187 SU711748 0.03	16 St Annes Road Caversham 0	181499 CLE Mr James Goodchild	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 flats Size: S

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Caversham CA-R-0188 SU711747 0.01	13 Bridge Street Caversham RG4 8AA	180066 PRA Jay-Bee Fabrics	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 first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 2 x 2 bed apartments. Size: S
Caversham CA-R-0189 SU725750 0.05	40 Anglefield Road Caversham RG4 5HP	182088 COU C/o Agent	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Retrospective planning permission for the change of use of a 6-bedroom House in Multiple Occupation to a 7-bedroom House in Multiple Occupation (Sui Generis) for a maximum of 7 occupants. Size: S
Church CH-R-0070 SU729700 0.03	Land adjacent to 41-43 Brybur Close RG2 8HN	150872 FUL Mr Leslie Wells	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 a block of five garages. Erection of a two bedroomed house and parking, cycle and bin storage. A house has been completed, but not in accordance with permission. Size: S
Church CH-R-0072 SU730711 0.10	74 Northcourt Avenue RG2 7HQ	160255 FUL Mr & Mrs T Abram	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 one detached 4 bed dwelling and detached garage to rear of existing dwelling, served by new driveway. See 171055 for minor material amendment Size: S
Church CH-R-0073 SU727701 0.04	219 Hartland Road RG2 8DN	160822 FUL Mrs Deborah Gilzean	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Additional 3 bedroom 2 storey detached new dwelling on side of the existing house following demolition of existing detached garage and hip to gable conversion of existing dwelling. See 181103 for variation of condition including resiting dwelling. Size: S
Church CH-R-0074 SU726700 0.07	57 Foxhays Road RG2 8NA	162007 FUL Mr Craig Pearson	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 1 x 3 bed dwelling to the side of 57 Foxhays Road, including new access, parking layout and landscaping. Size: S
Church CH-R-0075 SU730707 0.05	171 Blagdon Road RG2 7NE	170735 FUL Mr Alex Rhodes	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 construction of a detached two bedroom house with parking, private amenity space and cycle storage within the side garden of 171 Blagdon Road. Size: S
Church CH-R-0076 SU728715 0.10	32 Northcourt Avenue RG2 7HD	170452 FUL Elegant Homes (Caversham) Ltd	New Build De/C/COU NET	2 -1 1	2 -1 1	2 0 2	0 0 0	0 0 0	0 0 0	Demolition of the existing dwelling and detached garage and construction of 2 x 5 bedroom detached dwellings with integral garages. Size: S

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Church CH-R-0077 SU728697 0.11	133 Whitley Wood Road RG2 8JH	170300 FUL Mr Steve Saunders	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	New development of two x 2-bedroom bungalows with 2 parking spaces per property. Size: S
Church CH-R-0078 SU726709 0.16	51 Cressingham Road RG2 7RX	171231 FUL Morningwood Developments Ltd	New Build De/C/COU NET	6 -1 5	0 -1 -1	0 -1 -1	6 0 6	0 0 0	6 0 6	Demolition of existing house and garage. Erection of 2 new buildings containing 6 x 1-bed flats with associated car parking and landscaping. Size: S
Church CH-R-0079 SU727719 0.07	8 Shinfield Road RG2 7BW	172207 COU Kennet Investments 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	Part retrospective change of use from C3 dwelling to 7 bedroom large Sui Generis HMO, and single storey rear extension to accommodate 3 bedrooms to create a 10 bedroom, maximum 15 person HMO. Size: S
Church CH-R-0080 SU731709 0.04	6A Hawthorn Gardens RG2 7NA	181380 FUL SMARTePLANS	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 bungalow and erection of 2 storey 4 bed dwelling Size: S
Church CH-R-0081 SU730708 0.06	9 Highmead Close RG2 7NG	180641 FUL Mr Matthew Tremlett	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Two storey dwelling attached to 9 Highmead Close Size: S
Church CH-R-0082 SU729717 0.09	42 Shinfield Road RG2 7BW	180788 FUL Mr Mohammed Arif	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 the existing dwelling and the construction of a new detached dwelling to be used as a large sui generis HMO for a maximum of 14 persons. Size: S
Katesgrove KA-R-0165 SU718730 0.06	83-85 London Street RG1 4QA	181880 PRA Mr Edward Richardson	New Build De/C/COU NET	0 18 18	0 0 0	0 0 0	0 0 0	0 18 18	0 18 18	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 18 X 1-bed dwellings. Size: M
Katesgrove KA-R-0171/2 SU719731 0.01	Brightwell House 40 Queens Road RG1 4AU	160290 COU Mr Anthony Sandall	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 at rear ground floor level from clinic to one residential unit, erection of single storey building to rear for associated cycle/waste storage and associated works. Size: S

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Katesgrove KA-R-0171/3 SU719731 0.01	Brightwell House 40 Queens Road	161614 COU Mr & Mrs Anthony and Susan Sandall	New Build	0	0	0	0	0	0	Conversion of front part of the ground floor and the whole of the basement from a Clinic (Class D1) to create a 2 bedroom duplex apartment (Class C3) Size: S
			De/C/COU	1	1	1	0	0	0	
	RG1 4AU		NET	1	1	1	0	0	0	
Katesgrove KA-R-0174 SU718727 0.11	40 Silver Street	150885 FUL Hurst Development Solutions	New Build	0	0	0	0	0	0	Redevelopment of 40 Silver Street, demolition of existing building and erection of 14 flats (8x2bed & 6x1 bed) including 14 parking spaces and landscaping. Residential development expired, but 180725 is prior approval for demolition. Size: M
			De/C/COU	0	0	0	0	0	0	
	RG1 2ST	<i>Lapsed</i>	NET	0	0	0	0	0	0	
Katesgrove KA-R-0177 SU717726 0.01	154 Southampton Street	160361 COU Mr Tony Ghatahora	New Build	0	0	0	0	0	0	Single-storey rear extension and change of use of a large sui generis HMO to five self-contained studio flats and two self-contained one-bedroom apartments. Size: S
			De/C/COU	7	7	7	0	0	0	
	RG1 2RD		NET	7	7	7	0	0	0	
Katesgrove KA-R-0179 SU717727 0.01	111 Southampton Street	161533 PRA Euro-Link	New Build	0	0	0	0	0	0	Prior approval for change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise of 2 self contained flats. Size: S
			De/C/COU	2	2	2	0	0	0	
	RG1 2OZ		NET	2	2	2	0	0	0	
Katesgrove KA-R-0180/1 SU718732 0.13	Building 1 New Century Place East Street	172272 PRA Studios Building (Reading) Ltd	New Build	0	0	0	0	0	0	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 72 self-contained studio apartments. See 161601 for alternative prior approval for 75 studio and twodio apartments. Size: M
			De/C/COU	72	72	72	0	0	0	
	RG1 4QJ		NET	72	72	72	0	0	0	
Katesgrove KA-R-0180/2 SU719732 0.17	Building 2 New Century Place East Street	172271 PRA Studios Building (Reading) Ltd	New Build	0	0	0	0	0	0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 63 self-contained studio apartments. See 161602 for alternative prior approval for 58 studio and twodio apartments. Size: M
			De/C/COU	63	63	63	0	0	0	
	RG1 4ET		NET	63	63	63	0	0	0	
Katesgrove KA-R-0182 SU715725 0.01	32 Alpine Street	161570 CNV Mr Antonio Caniparoli	New Build	0	0	0	0	0	0	Conversion of newly built basement into an independent flat Size: S
			De/C/COU	1	1	1	0	0	0	
	RG1 2QA		NET	1	1	1	0	0	0	
Katesgrove KA-R-0186 SU719730 0.04	9 Southern Court South Street	162305 PRA Wallwork Sturmer LLP	New Build	0	0	0	0	0	0	Prior approval for change of use from Class B1(a) (Offices) to Class C3 (dwelling houses) to comprise 16 self contained flats. Size: M
			De/C/COU	16	16	16	0	0	0	
	RG1 4QS		NET	16	16	16	0	0	0	

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Katesgrove KA-R-0187 SU718720 0.01	68 Swainstone Road RG2 0DX	151942 FUL Miss A Thomas	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Construction of one bedroom end of terrace dwelling Size: S
Katesgrove KA-R-0188 SU717727 0.08	112-126 Southampton Street RG1 2QX	150517 FUL Mr Surjit Jutla	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Demolition of existing garages and erection of 3 x 3 bed dwellings Size: S
Katesgrove KA-R-0189 SU718729 0.07	87 London Street RG1 4QA	170341 PRA Latin Link	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 building from offices to dwelling houses to comprise 4 X 1-bed flats on first floor, 3 X 1-bed and 1 X 2-bed flats on second floor and 1 X 1-bed flat to rear of ground floor. Front of ground floor to remain B1(a). Size: S
Katesgrove KA-R-0190 SU719731 0.03	38 Queens Road RG1 4AU	170164 COU Aspire 38 Ltd	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 from B1 offices to 6 self contained flats, C3 and associated works. See 171518 for NMA which shows 5 flats. Size: S
Katesgrove KA-R-0191 SU717730 0.01	78 London Street RG1 4SJ	170714 PRA Musketeers Investments	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 from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 no. 1 bed (maisonette at basement and ground floor; flat at first floor) and 1 no. 2 bed (maisonette at second and third floor) flats. Size: S
Katesgrove KA-R-0192 SU715725 0.01	35 Alpine Street RG1 2PY	170818 FUL Mr & Mrs Ludgate	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Garage conversion and part single- part two-storey rear extension to create a two-bedroom residential maisonette Size: S
Katesgrove KA-R-0193 SU716728 0.01	51 Southampton Street RG1 2QP	170845 PRA David Cooksley	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 ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouse) to comprise 3 x 2-bed flats. Size: S
Katesgrove KA-R-0194 SU716728 0.04	92-96 Southampton Street RG1 2QX	160571 FUL Colony Development Ltd	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	7 0 7	0 0 0	7 0 7	The erection of a building containing 7 dwellings to the rear of 92-96 Southampton Street, including altered access off Pell Street and landscaping/Listed building consent for works to the boundary wall to number 92 along Pell Street. Size: S

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Katesgrove KA-R-0195 SU718731 0.01	2 London Court East Street RG1 4QL	171060 PRA Irongate Property Asset Management 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 Building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 x 1 bed and 1 x 2 bed flats. Size: S
Katesgrove KA-R-0196 SU716728 0.10	The Red Cow PH 50 Crown Street RG1 2SE	172255 COU Platinum SA	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 pub to restaurant at ground floor and erect single storey rear/side extension. Convert upper floor into 3 (1x studio & 2x 1-bed) flats incl first floor side extension. See 170291 for similar permission for 275 sq m A3 and three flats. Size: S
Katesgrove KA-R-0197 SU715725 0.01	30 Alpine Street RG1 2QA	172107 CNV Mrs Rahman	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Conversion of existing basement into an independent flat. Size: S
Katesgrove KA-R-0197/1 SU718728 0.33	13-21 Crown Street and 27 Silver Street RG1 2SE	170794 FUL Thomas Homes Ltd	New Build De/C/COU NET	80 0 80	0 0 0	0 0 0	80 0 80	0 0 0	80 0 80	Residential development consisting of 80 no. dwellings (Class C3) with associated access and landscaping works. Demolition of existing buildings. See 180417 for adjacent development. Size: M
Katesgrove KA-R-0197/2 SU718728 0.03	Land at corner of Newark Street and Crown Street	180417 FUL Thomas Homes Ltd	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 comprising 9 flats (Class C3). See 170794 for adjacent development. Size: S
Katesgrove KA-R-0199 SU721722 0.13	125 Highgrove Street RG1 5EJ	171477 FUL al3d Limited	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 8 new dwellings (Use Class C3) including landscaping. Demolition of existing buildings within site. Size: S
Katesgrove KA-R-0200 SU716713 0.33	14 Arkwright Road RG2 0LS	180654 PRA Woodridge Developments	New Build De/C/COU NET	0 37 37	0 0 0	0 0 0	0 0 0	0 37 37	0 37 37	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 37 dwelling units. Size: M
Katesgrove KA-R-0201 SU720731 0.16	54 Queens Road RG1 4AZ	180982 PRA Pinemace Limited	New Build De/C/COU NET	0 20 20	0 0 0	0 0 0	0 0 0	0 20 20	0 20 20	Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 20 residential flats including 4 x 2 bedroom and 16 x 1 bedroom flats. Size: M

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Katesgrove KA-R-0202 SU717722 0.01	1 Collis Street RG2 0AE	180376 CLE Mr Christopher Lory Pengilly	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 the existing use of principal building as 2 self contained flats and the outbuilding as a studio flat. Size: S
Katesgrove KA-R-0203 SU719716 0.01	12 Winchester Road RG2 0EY	180377 CLE Mr Christopher Lory Pengilly	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 the existing use of outbuilding as a separate single dwelling house Size: S
Katesgrove KA-R-0204 SU718729 0.04	108 London Street RG1 4SJ	181218 COU Aspire 108 London Street Ltd	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works Size: S
Katesgrove KA-R-0205 SU718730 0.03	Addington House, 73 London Street RG1 4QA	180758 COU Mr Dave Hasler	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 0 0	0 8 8	0 8 8	Conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works. Size: S
Katesgrove KA-R-0206 SU716728 0.03	Rear of 86 Southampton Street RG1 2QR	180350 FUL Mr J. Rivers	New Build De/C/COU NET	2 1 3	0 0 0	0 0 0	0 0 0	2 1 3	2 1 3	Conversion of existing building to a 1-bed unit and the erection of a new two storey building comprising 2 x 1-bed units with associated car parking and cycle storage on land to the R/O 86 Southampton Street. Size: S
Katesgrove KA-R-0207 SU717726 0.01	9 West Hill RG1 2PN	181515 COU Mr Z Hussain	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 a C3 dwellinghouse to a 7 person large Sui Generis HMO Size: S
Katesgrove KA-R-0208 SU719731 0.03	42 Queens Road RG1 4BB	181579 COU Ivy Crescent Ltd	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 employment agency (A2) to 5 self-contained apartments with associated internal alterations, enlarged external basement light well with new windows and new roof lights to existing single storey rear extension. Size: S
Katesgrove KA-R-0209 SU717729 0.01	7 Church Street RG1 2SB	181309 COU Mr David Jenkins	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Part retrospective: Conversion of office to residential (1x1 bedroom flat and 1x2 bedroom flat) Size: S

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Katesgrove KA-R-0210 SU717721 0.01	3 Aveley Walk RG2 0AP	181943 PRA Reading Borough Council Housing Department	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Prior approval for change of use of ground floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 1 x 1 bedroom flat. Size: S
Katesgrove KA-R-0211 SU719730 0.01	10 Southern Court South Street RG1 4QS	182027 PRA 10 Southern Court Ltd	New Build De/C/COU NET	0 16 16	0 0 0	0 0 0	0 0 0	0 16 16	0 16 16	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 16 residential units. Size: M
Katesgrove KA-R-0212 SU718715 0.01	125 Basingstoke Road RG2 0HE	181855 REG3 Reading Borough Council	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of redundant storage area to create a three-bedroom apartment Size: S
Katesgrove KA-R-0213 SU718716 0.06	85-87 Basingstoke Road RG2 0HA	182091 PRA Reading Corporate Ltd	New Build De/C/COU NET	0 17 17	0 0 0	0 0 0	0 0 0	0 17 17	0 17 17	Prior approval for change of use of part ground, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 17 flats. Size: M
Katesgrove KA-R-0214 SU715729 0.01	6 St Giles Court Southampton Street RG1 2QL	190008 PRA Annabelle De Souza 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 from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x studio flats. Size: S
Katesgrove KA-R-0215 SU719726 0.01	14 Mount Pleasant RG1 2TD	182070 CNV Mr Dhanushka Tennakoon	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Loft conversion with roof alterations, single storey rear extension and conversion of dwellinghouse into 2 flats (1no. 1 bedroom flat and 1no. 2 bedroom flat) Size: S
Katesgrove KA-R-0216 SU717729 0.01	11 Church Street RG1 2SB	181715 COU Mr Brian Cutts	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Conversion from commercial office class B1 to 2 residential units. Size: S
Katesgrove KA-R-0217 SU719723 0.02	Whitley Post Office 17 Whitley Street RG2 0EG	181856 CLE Tauqeer Iqbal	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 the existing use as 3 x 1 bedroom flats (2 x 1 bedroom and 1 x 2 bedroom) Size: S

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Kentwood KE-R-0092 SU672752 0.19	1025 - 1027 Oxford Road Tilehurst RG31 6TL	070937 REM Cubitt Homes Developments Ltd	New Build De/C/COU NET	12 -2 10	0 -2 -2	0 0 0	0 0 0	12 0 12	12 0 12	Reserved matters application pursuant to outline consent 061080 (demolish existing dwellings and erect 2 no. buildings containing 12 no. apartments) for approval of details of scale, appearance and landscaping. Size: M
Kentwood KE-R-0113/1 SU673747 0.09	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	162035 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 wooden frame building used as Church and 1 ancillary building and erection of 2 No. detached 4 bed dwellings, with parking spaces, garden shed and private garden. Size: S
Kentwood 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. See 170631 for VARIAT to allow fifth bedroom. Size: S
Kentwood KE-R-0114 SU689739 0.08	The Pond House PH 738 Oxford Road RG30 1EH	171127 FUL RJD London Mayfair 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 new building containing 3 x 2 bed and 3 x 1 bed flats, with associated private shared amenity space and car parking. 150539 was alternative development (allowed on appeal) for 3 houses. Size: S
Kentwood KE-R-0115 SU689739 0.07	750 & 752 Oxford Road RG30 1EJ	160938 FUL John Filbee Properties Limited	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 0 0	0 8 8	0 8 8	COU from ground floor betting shop (sui generis) and shop/showroom (A1) with first floor office (B1) changing to 8 no. residential flats (C3). Construction of an additional roof storey, and provision of parking, bin and cycle storage. Size: S
Kentwood KE-R-0117 SU673751 0.07	993 Oxford Road Tilehurst RG31 6TL	152075 COU B. Carers	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	COU from residential home for adults with severe learning difficulties into 6 flats - 1 x 3-bed, 2 x 2-bed and 3 x 1-bed. First floor rear extension, and dormers and rooflight to front. Size: S
Kentwood KE-R-0118 SU671753 0.12	2 Elsley Road Tilehurst RG31 6RN	170376 FUL Mrs Siobhan Francis	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 bungalow and garage and construction of a new 5-bed house and double garage. Size: S
Kentwood KE-R-0120 SU678744 0.02	87 Thirlmere Avenue Tilehurst RG30 6XH	160456 FUL Mr John Maynard	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Additional 3-bedroom semi-detached dwelling on the side garden of 87 Thirlmere Ave and loft conversion to create an additional bedroom to existing property. Size: S

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Kentwood KE-R-0121 SU674749 0.07	217 Kentwood Hill Tilehurst RG31 6JD	170109 FUL Mr Michael Phillips	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of a detached 3 bed chalet bungalow and parking area served by new driveway. Size: S
Kentwood KE-R-0122 SU671739 0.05	5-7 Norcot Road Tilehurst RG30 6BP	171769 COU Ian Badcock	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 Doctors Surgery (Class D1) to offices on the ground floor (Class B1) and self contained 1 bedroom flat on the first floor (Class C3). Size: S
Kentwood KE-R-0123 SU683740 0.03	Land off 2 and 4 Romany Lane Tilehurst	172281 FUL Mr Darlow	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 2 storey dwelling with subterranean ground floor. Size: S
Kentwood KE-R-0124 SU672752 0.27	1019 Oxford Road Tilehurst RG31 6TL	172040 COU Duckquiff 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	Change of Use from C4 (small House in Multiple Occupation) to C2 (residential institution) Size: S
Kentwood KE-R-0125 SU670748 0.20	71 Oak Tree Road Tilehurst RG31 6LA	171394 FUL Mr & Mrs Steve & Tracy Hudson	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing dwelling and replacement with 3 dwellings, with new access, landscaping and parking Size: S
Kentwood KE-R-0126 SU679740 0.04	25 Broomfield Road Tilehurst RG30 6AJ	182020 COU C/o Agent	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Retrospective planning permission for the change of use of a 6-bedroom House in Multiple Occupation (C4 class) to a 7-bedroom House in Multiple Occupation (Sui Generis) for a maximum of 7 occupants 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 -1 -1	0 -1 -1	2 0 2	0 0 0	2 0 2	Demolition of existing 4 bed bungalow and replacement with 2x5 bed properties, including highways and landscaping. See 182118 for non-material amendment. Size: S
Mapledurham MA-R-0113 SU696758 0.06	Wroxham Blagrave Lane Caversham RG4 7DZ	152096 FUL P V James Construction Ltd	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Demolition of existing bungalow and replacement with new dwelling Size: S

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Mapledurham MA-R-0116 SU701753 0.20	10 Upper Warren Avenue Caversham RG4 7EJ	170950 FUL Mr D Hartley	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 0 0	1 0 1	0 0 0	1 0 1	Demolition of existing dwelling and construction of replacement dwelling. Size: S
Mapledurham MA-R-0117 SU685722 0.09	177 Upper Woodcote Road Caversham RG4 7JR	170909 FUL Mrs Rosemary Benford	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 two-storey dwelling with integral garage Size: S
Mapledurham MA-R-0118 SU698754 0.12	50 Chazey Road Caversham RG4 7DU	180311 FUL Mr Andrew Smith	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	New dwelling following demolition of existing house Size: S
Mapledurham MA-R-0119 SU702755 0.07	132 St Peters Avenue Caversham RG4 7DR	170037 FUL Mrs J. G. Allen	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 the existing bungalow and the erection of a new dwelling within the grounds. Size: S
Minster MI-R-0126 SU713726 0.63	5 - 9 Berkeley Avenue Caversham RG1 6EL	101656 EXT Lok'n Store Ltd	New Build De/C/COU NET	112 0 112	0 0 0	0 0 0	112 0 112	0 0 0	112 0 112	Extension of time for 070256 for redevelopment of storage premises for 112 flats. Allowed on appeal. Demolition complete. See 171810 for NMA to relocate two dwellings and a bin store. Size: M
Minster MI-R-0147 SU706726 0.03	Fawley Surgery, 12 Coley Avenue Caversham RG1 6LQ	141692 COU Mr George Benn	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 first floor from residential accommodation ancillary to a chiropodist to one bedroom self contained flat. Size: S
Minster MI-R-0148 SU704723 1.91	Government Buildings, Coley Park Wensley Road Caversham RG1 6LY	151173 FUL Taylor Wimpey UK Ltd	New Build De/C/COU NET	71 0 71	71 0 71	38 0 38	0 0 0	0 0 0	0 0 0	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
Minster MI-R-0149 SU709728 0.26	1 Castle Crescent Caversham RG1 6AQ	151924 FUL Mr R Brown	New Build De/C/COU NET	8 4 12	0 0 0	0 0 0	8 4 12	0 0 0	8 4 12	Refurbishment of 3 Castle Cres for 5 dwellings. Demolition of existing outbuildings and devt of 8 residential dwellings along eastern boundary of the site. Size: M

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Minster MI-R-0153 SU712724 0.04	Swimming Pool Complex Admirals Court	140603 FUL Kingwood Homes Ltd	New Build De/C/COU NET	4 0 4	4 0 4	4 0 4	0 0 0	0 0 0	0 0 0	Demolition of pool complex and erection of a building comprising of four 2x bed flats and four car parking spaces. Size: S
Minster MI-R-0154 SU707729 0.11	8 Bath Road RG1 6ND	170671 COU Turner Estates & Mr Michael Bissell	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	COU from 12 bedroom residential care home (C2) and one bedroom self contained flat (C3), to a 12 person HMO (sui generis) and one bedroom self contained flat (C3) with associated car parking and bin / cycle storage facilities. Size: S
Minster MI-R-0155 SU722716 0.02	65 Brunswick Street RG1 6NY	171832 CNV Miss Clare Stewart	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 the use of ground and first floor apartments to a single residential property. Size: S
Minster MI-R-0156 SU698728 0.10	5 Westcote Road RG30 2DL	160246 FUL Mrs M Chopra	New Build De/C/COU NET	8 -1 7	0 -1 -1	0 0 0	8 0 8	0 0 0	8 0 8	Demolition of existing dwelling and erection of a part one, part two storey building comprising 2 x 1-bed and 6 x 2-bed flats, with associated parking, refuse store, and cycle store. Size: S
Minster MI-R-0157 SU712722 0.23	Cadogan House Rose Kiln Lane RG2 0HP	181643 PRA Pegasus Group	New Build De/C/COU NET	0 39 39	0 0 0	0 0 0	0 0 0	0 39 39	0 39 39	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 39 residential units. See 172277 and 182166 for alternative prior approvals for 19 and 24 dwellings respectively. Size: M
Minster MI-R-0157 SU699729 0.16	24 Southcote Road RG30 2AB	181201 CNV Turner Estates	New Build De/C/COU NET	0 -8 -8	0 0 0	0 0 0	0 -8 -8	0 0 0	0 -8 -8	Demolish single storey extensions and construct new extensions. Provision of an 8-bedroom HMO, a 7-bedroom HMO and self-contained 1-bedroom flat in the existing lower ground floor of the villa. Amenity space, car parking, cycle parking. Size: S
Minster MI-R-0158 SU710727 0.01	34 Field Road RG1 6AP	171211 CNV Martin John & Sarah Curno	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Rear ground and first floor extensions, Hip-to-gable roof conversion, and addition of rear dormer to facilitate conversion of dwelling from 2 to 3 flats. Size: S
Minster MI-R-0159 SU703720 0.03	2 Lesford Road RG1 6DX	171373 FUL Jagjit Singh Rai	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Construction of end terrace 2 storey 3 bedroom dwellinghouse with new vehicular access and rear amenity. Size: S

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Norcot NO-R-0068 SU683735 16.40	Dee Park Estate Spey Road	091606 OUT Dee Park Partnership	New Build De/C/COU NET	705 -383 322	515 -301 214	0 0 0	0 0 0	190 -82 108	190 -82 108	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), Ph 2a (110612 - 106) and Ph 2b (131056 - 145). 172312 for community centre (638 sq m). Size: L
Norcot NO-R-0084/2 SU689738 0.06	12 Shaftesbury Road RG30 2QP	170212 FUL Mr Peter Neville	New Build De/C/COU NET	4 0 4	4 0 4	4 0 4	0 0 0	0 0 0	0 0 0	Demolition of existing building and erection of 4 no. residential dwellings, with associated parking, landscaping and amenity space. Size: S
Norcot NO-R-0087 SU690730 0.04	2 Waverley Road RG30 2PX	162181 COU Miss Olivia Hutton	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	Additional one bedroom in the ground floor annex to change the existing 6 bedroom HMO (C4) to seven bedroom HMO (sui generis). Size: S
Norcot NO-R-0088 SU692730 0.03	8 Waverley Road RG30 2PX	162376 CNV Mr Tom French	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Conversion of 5 bed dwelling house into 1x 3 bed flat and 2x 1 bed flats Size: S
Norcot NO-R-0089 SU690736 0.31	St Georges Hall St Georges Road RG30 2RG	152301 FUL Stonewater and Tilehurst St Georges Church	New Build De/C/COU NET	12 0 12	0 0 0	0 0 0	12 0 12	0 0 0	12 0 12	Church extension of 88sqm with dedicated parking area, core access road and construction of 12 affordable housing units with associated parking and amenity space Size: M
Norcot NO-R-0091 SU690734 0.03	58 Westbourne Terrace RG30 2RP	161578 FUL Mr Daniel Hillman	New Build De/C/COU NET	2 -1 1	2 -1 1	2 0 2	0 0 0	0 0 0	0 0 0	Erection of 2 x 4 bedroom semi-detached houses following the demolition of existing dwelling. Size: S
Norcot NO-R-0092 SU691737 0.02	1a Beecham Road RG30 2RA	160862 PRA Heatherstone 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 from storage or distribution Buildings (Class B8) to dwelling houses (Class C3) for 2 x 1 bed and 2 x 2 bed dwellings. Size: S
Norcot NO-R-0093 SU688734 0.05	3 St Ronans Road RG30 2QE	170727 FUL Mr Rahman Francis	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of a two bedroom house. Size: S

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Norcot NO-R-0095/1 SU692732 0.03	Wantage Road Post Office, 180 Wantage Road RG30 2SJ	172280 CLP Mr J Chauhan	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	CLP for change of use from shop with ancillary residential to a mixed use of shop/storage on ground floor, one studio on the 1st floor and 1 x 1 bedroom flat on the 1st/2nd floor. See 180572 and 180981 for additional development. Size: S
Norcot NO-R-0095/2 SU692732 0.03	Wantage Road Post Office, 180 Wantage Road RG30 2SJ	180572 PRA Mr J Chauhan	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 a proposed change of use of a building from Class A1 (shops) to C3 (dwellinghouses) to comprise two dwellings on the ground floor. See 172280 and 180981 for additional development. Size: S
Norcot NO-R-0095/3 SU692732 0.03	Wantage Road Post Office, 180 Wantage Road RG30 2SJ	180981 PRA Berkshire Corporate Homes	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Prior approval for a proposed change of use of a building from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 dwelling. See 172280 and 180572 for additional development. Size: S
Norcot NO-R-0096 SU694736 0.05	Rear of 24-26 Wantage Road RG30 2SE	161760 FUL Mr Hettiaratchy	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Construction of 2 semi detached houses at the rear of 24-26 Wantage Road with access from Wilson Road Size: S
Norcot NO-R-0097 SU693733 0.01	106 Wantage Road RG30 2SF	181350 COU Mr Zafar Iqbal	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 C4 small House in Multiple Occupation to a 7 bedroom sui generis House in Multiple Occupation and replacement of garden room with an extension Size: S
Norcot NO-R-0098 SU686733 0.21	2-6 Water Road and 158 Dee Road RG30 4BU	161507 OUT Mrs K Fielden	New Build De/C/COU NET	11 -4 7	0 0 0	0 0 0	0 0 0	11 -4 7	11 -4 7	Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter. Size: S
Norcot NO-R-0099 SU684733 0.04	28 Eskin Close Tilehurst RG30 4DU	171458 FUL Mr Vickers	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 dwelling adjacent to existing property Size: S
Park PA-R-0110 SU733733 0.02	14 Cholmeley Road RG1 3NQ	150682 COU Mr Harguns	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Conversion of existing shop with residential accommodation over into 2 x 1 bedroom apartments and 1 x 3 bedroom apartment, and a two and a half storey front extension Size: S

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Park PA-R-0117 SU739727 0.01	49 Wokingham Road RG6 1LG	152026 FUL Mr David Seward	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of existing 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 PA-R-0119 SU736734 0.04	Land adjacent to 102 Radstock Road RG1 3PR	171660 FUL Mr Ikbal Rob	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 house on land to the south of 102 Radstock Road. Proposed new drop kerb on Liverpool Road to create access for new dwelling. See also 161410 for one dwelling. Size: S
Park PA-R-0121 SU732731 0.07	28 Wokingham Road RG6 1JQ	150325 FUL S&T Coachworks	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 seven new flats: 4 x 2 bed flats and 3 x 1 bed flat Size: S
Park PA-R-0122 SU729732 0.16	Alexander House 205-207 Kings Road RG1 4LS	162057 FUL Mount Properties Limited C/O Investra Capital Ltd	New Build De/C/COU NET	56 0 56	0 0 0	0 0 0	0 0 0	56 0 56	56 0 56	Erection of basement and 4-7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a). Size: M
Park PA-R-0123 SU730732 0.01	24 Norwood Road RG1 3LD	171059 CNV MCM Consultants	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Proposed conversion of existing dwelling to form 3 flats (1 x 2 bed and 2 x 1 bed) with ground and first floor rear extension Size: S
Park PA-R-0124 SU735725 0.08	81 Hamilton Road RG1 5RB	171562 CNV Dr Shoba Benjamin-Philip	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 a C3 dwellinghouse to a 7 person large Sui Generis HMO Size: S
Park PA-R-0125 SU741723 0.10	240 Wokingham Road RG6 1JS	181248 COU Kennet Investments 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	Part retrospective change of use from C3 (residential dwellinghouse) to Sui Generis (as a 'larger HMO'). 180307 is permission for similar change of use. Size: S
Park PA-R-0126 SU735733 0.04	172 London Road RG1 3PA	171546 COU Dr Sameer Patel	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 from D1 to 3x2 bed and 1x1 bed flat (C3). Demolition of existing garage, part first floor extension, new dormer roof extension, roof lights, entrance porches, re-building of existing brick boundary wall. Size: S

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Park PA-R-0127 SU740726 0.02	127a Wokingham Road RG6 1LH	172239 CNV Mr S Bharrich	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Part single-storey part two-storey rear extension, and dormers to rear roofslope. Enlargement of retail unit at ground floor. Conversion of upper floors to provide two flats (one 1-bed, one 2-bed). Provision of garden area to rear. Size: S
Park PA-R-0128 SU730733 0.01	90 Orts Road RG1 3JS	152287 FUL Mr Opinder Kaushal	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Replacement outbuilding to provide habitable accommodation following demolition of existing outbuilding. Size: S
Park PA-R-0129 SU734729 0.03	3c Bulmershe Road RG1 5RH	181879 CLE Mr & Mrs A Johal	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 a 7 bedroom Sui Generis large House in Multiple Occupation Size: S
Peppard PE-R-0103 SU719765 0.09	7 School Lane Emmer Green RG4 8LL	170316 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	Proposed demolition of existing dwelling and garage and erection of new dwelling, detached garage and shed. Size: S
Peppard 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	1 0 1	0 0 0	1 0 1	Outline application for the erection of additional 1-bedroom self-contained dwelling house (access, appearance, layout and scale). See 162054 for reserved matters. Size: S
Peppard PE-R-0109 SU729763 0.02	Land adjacent to 41-43 Shakespeare Close Caversham RG4 6QE	160595 FUL Square Oak Homes	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 1 x 3-bed dwelling with integral garage on land adjacent No. 4 Shakespeare Close. Size: S
Peppard PE-R-0110 SU723772 0.04	28 Venetia Close Emmer Green RG4 8UG	141882 OUT Land Partnership 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	Outline application for the erection of a 4 bedroom two storey detached house (access and layout). See 170120 for reserved matters. Size: S
Peppard PE-R-0112 SU725774 0.10	Felix Cottages Kiln Road Emmer Green RG4 9PE	152039 FUL Mr S Pankhurst	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 0	1 0 1	Erection of a five bedroom detached dwelling on land adjacent to No. 1 Felix Cottages and a single storey rear extension to No. 1 Felix Cottages. Size: S

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Peppard PE-R-0113 SU731756 0.07	7 Hawthorne Road Caversham RG4 6LY	151114 FUL Mr Richard Roberson	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 0 0	0 0 0	1 0 1	1 0 1	Replace existing residential dwelling with new build residential home Size: S
Peppard PE-R-0114 SU727750 0.07	92 Lower Henley Road Caversham RG4 5LE	160098 FUL Mr Jeremy Fisher	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 three bedroom detached dwelling including fenestration alterations to No.92 Size: S
Peppard PE-R-0115 SU717771 0.07	140 Kidmore End Road Emmer Green RG4 8SP	171252 FUL Mr & Mrs T Edwards	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 0 0	1 0 1	0 0 0	1 0 1	Replacement of existing bungalow with new two storey dwelling Size: S
Peppard PE-R-0116 SU721763 0.06	Crombies Oak Lowfield Road Caversham RG4 6NG	171791 FUL Mr S Singh Mattu	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 construction of replacement 4-bed dwelling. Size: S
Peppard PE-R-0118 SU732755 0.12	Land to the rear of 282 Henley Road Caversham RG4 6LS	161183 FUL Henley Road Developments	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Proposed erection of 4 no 3 bed dwellings, and associated works including removal of 2 no trees to facilitate creation of internal access road from Montfort Gate. Size: S
Peppard PE-R-0119 SU729752 0.96	199-207 Henley Road Caversham RG4 6LJ	170959 FUL Henley Road Ltd	New Build De/C/COU NET	42 -3 39	0 0 0	0 0 0	0 0 0	42 -3 39	42 -3 39	Demolish 199-203 Henley Rd and erect 42 dwellings at 199-203 and rear of 205-207 Henley Rd with associated access from Henley Road and landscaping. Permission 180418 is for the same number of dwellings and the same layout but is in outline. Size: M
Peppard PE-R-0120 SU729753 0.15	4 Copse Avenue Caversham RG4 6LX	181306 FUL Niten Patel	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 2 x 3 bedroom detached dwellings and provision of access, parking, and bin storage. Size: S
Peppard PE-R-0121 SU720768 0.09	20 Chalgrove Way Emmer Green RG4 8SJ	172325 FUL Mr Toby Boyes	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing bungalow and replacement with 1x3 bed detached house and 2x4 bed houses as a semi detached house (revised layout and decrease in size of detached unit) Size: S

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Redlands RE-R-0152 SU729731 0.02	137 London Road RG1 4SJ	111736 FUL Dr Sundeep Singh	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Proposed change of use from three self-contained one-bedroom flats and five bedsits with shared bathroom facilities, to four self-contained studio flats, one self-contained one-bedroom flat and one self-contained two-bedroom flat. Size: S
Redlands RE-R-0164 SU727732 0.01	286 Kings Road RG1 4HP	181090 PRA Serrate 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 existing building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 residential 1 bed flats. Size: S
Redlands RE-R-0171 SU731727 0.02	61 Addington Road RG1 5PZ	150081 CNV Mr Mohammad Shahid	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Conversion of existing house into four self-contained apartments, incorporating a two-storey rear extension and formation of vehicular crossover from Addington Road. See 151143 for alternative conversion for three flats. Size: S
Redlands RE-R-0172 SU722722 0.08	35 Christchurch Road RG2 7AN	151034 COU Mr Tony Chima	New Build De/C/COU NET	0 10 10	0 0 0	0 0 0	0 0 0	0 10 10	0 10 10	Conversion of 12 Bedroom HMO into 10 self-contained units comprising 7 x 1 bed studios, 1 x 2 bed apartment and 2 x 1 bed apartment. Size: M
Redlands RE-R-0173 SU730728 0.02	93 Donnington Road RG1 5NE	161973 CNV Mr David Shepherd	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 conversion of building comprising 6 letting rooms with communal facilities to: 1 x 1 bed maisonette; 1 x 2 bed maisonette; 2 x 1 bed flats; including a rear extension and roof alterations. Size: S
Redlands RE-R-0175 SU726725 0.14	29 Craven Road RG1 5LE	162098 FUL Reading Rotary Community Project	New Build De/C/COU NET	3 0 3	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	3 self-contained flats next to existing building. Size: S
Redlands RE-R-0176/1 SU728732 0.29	Aspen House 300 Kings Road RG1 4HP	170512 PRA CCL Develco 4 Ltd	New Build De/C/COU NET	0 78 78	0 0 0	0 0 0	0 78 78	0 0 0	0 78 78	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 78 flats. 170915 deals with associated physical changes. See 180683 for adjacent new development. Size: M
Redlands RE-R-0176/2 SU728732 0.06	Land adjacent 300 Kings Road RG1 4HP	180683 FUL Titan Property Developments	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	0 0 0	14 0 14	14 0 14	Construction of a part five part three storey building of 14 residential apartments (C3) and associated undercroft car parking. See 170512 for conversion of adjacent building. 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 18-19	Under Constr	Not Strtd	Total Outst		
Redlands RE-R-0181 SU728729 0.06	26 Alexandra Road RG1 5PD	171755 CNV c/o Agent	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Internal alterations to return 2 self-contained flats back to a single family dwelling. Size: S
Redlands RE-R-0182 SU725728 0.05	9 Craven Road RG1 5LE	171728 CNV Mrs Eileen McClure Fisher	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Change of use from dwelling house (Class C3) to 7 bedroom House in Multiple Occupation (Sui Generis). Size: S
Redlands RE-R-0184 SU727731 0.03	Basement Flat, 97 London Road RG1 5BY	172282 CLE Royle Berkshire Developments	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as a 1 bedroom flat for over 10 years Size: S
Redlands RE-R-0185/1 SU727731 0.03	Flat 1, 99 London Road RG1 5BY	172285 CLE Mr Ameet Ghatahora	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Used as a Studio flat for over 10 years Size: S
Redlands RE-R-0185/2 SU727731 0.03	Flat 2, 99 London Road RG1 5BY	172286 CLE Royle Berkshire Developments	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Used as a 1 bedroom flat for over 10 years Size: S
Redlands RE-R-0186 SU722719 0.15	Warwick House 1 Warwick Road RG2 7AX	151407 FUL Creative Support	New Build De/C/COU NET	10 0 10	0 0 0	0 0 0	0 0 0	10 0 10	10 0 10	A single building comprising 10 flats on 2 floors on land adjacent to Warwick House, Warwick Road Reading. Size: M
Redlands RE-R-0187 SU727729 0.02	11 Denmark Road RG1 5PA	180407 COU Mr Brian Carminke	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 5 bedroom C4 House in Multiple Occupation to a 7 bedroom sui generis House in Multiple Occupation. Size: S
Redlands RE-R-0188 SU727722 0.01	28-30 New Road RG1 5JD	180874 CNV Mrs C Froy	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Subdivision of dwelling to create two separate dwellings (28 & 30 New Road) and single storey rear extensions to proposed no.28 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 18-19	Under Constr	Not Strtd	Total Outst		
Redlands RE-R-0189 SU727720 0.06	25 Redlands Road RG1 5HX	180144 CNV Mr Paul Kilshaw	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Demolish single-storey rear projection and construct a single-storey rear extension, and change of use from a single dwelling house with detached garage to 4 flats and studio (C3a) with associated car parking, bin and cycle storage. Size: S
Redlands RE-R-0190 SU725731 0.02	12 Eldon Terrace RG1 4DX	180467 FUL Mr Jagtar Dhadwal	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing dwelling with garages and erection of replacement two storey (and roofspace accommodation) building comprising 3x1-bed residential units (Class C3) with associated bin and cycle storage. Size: S
Redlands RE-R-0191 SU730730 0.02	1 Carnarvon Road RG1 5SB	181733 CLE Earley Builders	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as 4 self-contained flats Size: S
Redlands RE-R-0192 SU724732 0.08	Mulberry House, 1a Eldon Road RG1 4DJ	180591 FUL The Faculty Ltd	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	0 0 0	7 0 7	7 0 7	Demolish Mulberry House (D1) and erect part 3, part 5 storey building for 7 (3x1 & 4x2-bed) dwellings, 5 parking spaces. See 171521 (Non-Residential Commitments) for alternative for demolition for landscaping. Size: S
Southcote SO-R-0069/1 SU690722 0.20	Land adjacent to 153 Bath Road RG30 2BD	161812 FUL Alexander Homes Limited	New Build De/C/COU NET	8 0 8	8 0 8	8 0 8	0 0 0	0 0 0	0 0 0	Erection of 4 x 2 bed flats, 2 x 1 bed flats and 2 x 2 bed maisonettes, with associated car parking, access and landscaping. See 171184 for varied parking layout. See 180109 for use of proposed amenity space for 2 dwellings. Size: S
Southcote SO-R-0069/2 SU691722 0.04	Land behind 153 Bath Road RG30 2BD	180109 FUL Cokes Developments Ltd	New Build De/C/COU NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Erection of 2 no. semi detached 1 bedroom bungalows. See 161812 for adjacent development. 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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Construction of a new detached house in the land adjacent to 71 Southcote Lane following demolition of existing outbuildings. Size: S
Southcote SO-R-0072 SU696724 5.00	Elvian School Bath Road RG30 2BB	151175 OUT Taylor Wimpey UK Ltd	New Build De/C/COU NET	118 0 118	108 0 108	73 0 73	10 0 10	0 0 0	10 0 10	Hybrid appn - O/L for a new 6 form entry secondary school and detailed permission for 118 dwellings, following the demolition of the existing buildings. See 161877 for REM for school. See 161240 for prior approval of demolition. Size: L

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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 18-19	Under Constr	Not Strtd	Total Outst		
Southcote SO-R-0074 SU687721 0.06	Land adjacent to The Horncastle, 208 Bath Road RG30 2HJ	162366 FUL Murleigh Developments Limited	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of one new dwelling at the rear of the Horncastle public house on New Lane Hill. Size: S
Southcote SO-R-0075 SU685722 0.06	1 Honey End Lane RG30 4EL	170260 FUL Mr Amman Sharma	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Conversion and extension of existing dwelling to 4 x 2 bedroom flats Size: S
Southcote SO-R-0076 SU694721 0.14	112 Southcote Lane RG30 3AF	180148 FUL Claremont Homes	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Erection of 4 dwellings with associated parking. Size: S
Southcote SO-R-0077 SU683721 0.03	261 Bath Road RG30 2BH	180215 CNV Mr P N Shepherd	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 dwellinghouse to 1 x 2 bedroom flat on the ground floor, and 4 person HMO at first and second floors. Size: S
Southcote SO-R-0078 SU689720 0.05	13 Virginia Way RG30 3QJ	180569 FUL Mr & Mrs S 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	Erection of a 2 bedroom dwelling (with home office) to the side of 13 Virginia Way Size: S
Southcote SO-R-0079 SU695721 0.02	Land adjacent to 73 Southcote Lane RG30 3AQ	162358 FUL GS Property Developments Ltd	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	New detached two storey, four bedroom dwelling house and associated external works on land to the side of 73 Southcote Lane Size: S
Southcote SO-R-0080 SU689717 0.06	47 Ashampstead Road RG30 3LA	170898 FUL Pitons Enterprises Limited	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 detached three-bedroom, two-storey dwelling adjacent to 47 Ashampstead Road. Size: S
Southcote SO-R-0081 SU692712 0.26	Wire Mill Southcote Farm Lane RG30 3DZ	171588 FUL Mr & Mrs Graham and Sidonie Puddephatt	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 and construction of new café, holiday let apartment, and manager's accommodation on top of the existing footprint of the derelict Wire Mill (sui generis). 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 18-19	Under Constr	Not Strtd	Total Outst		
Southcote SO-R-0082 SU683721 0.03	26 Worcester Close RG30 3BN	181885 COU Dr Kay Collier-Jeremy	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Retrospective change of use of a 6-bedroom C4 class HMO into a 7-bedroom Sui Generis HMO for a maximum of 7 occupants Size: S
Thames TH-R-0151 SU709753 0.14	15 Kidmore Road Caversham RG4 7LR	151264 FUL Mr Dan Winchester	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Demolition of existing house and construction of new private dwelling. Size: S
Thames TH-R-0152 SU708750 0.01	1-4 Dovedale Close Caversham RG4 7AL	141730 FUL Grace Allen Homes Ltd	New Build De/C/COU NET	4 -4 0	0 0 0	0 0 0	0 0 0	4 -4 0	4 -4 0	Demolition of existing 2 blocks of 2 maisonettes, garages and redundant nurses station. Erection of 2 detached houses (4 Bed) and 1 pair semi-detached houses (4 bed). Size: S
Thames TH-R-0153 SU713754 0.20	153 Hemdean Road Caversham RG4 7QU	160959 FUL Mr Matthew Chamberlain	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing dwelling and construction of 3 no. detached dwellings, 2x 4-bedroom and 1x 3-bedroom. Resubmission of 160088. See 182199 for non-material amendment for building size. Size: S
Thames TH-R-0154 SU707755 0.08	45 Albert Road Caversham RG4 7AW	171753 OUT Executors of the Estate of G E M Wolters (deceased)	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 planning application for a single detached dwelling, with all matters reserved apart from access. Size: S
Tilehurst TI-R-0141/1 SU672738 0.05	Rear Of 52 Norcot Road Tilehurst RG30 6BU	151144 FUL Mr Sanjay Sharma	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	2 x 2 bed semi-detached houses to the rear of 52 Norcot Road, including landscaping and vehicular access Size: S
Tilehurst TI-R-0166 SU661740 0.03	53 Westwood Glen Tilehurst RG31 5NW	152100 FUL Mr David Heath	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 3 bedroom attached dwelling on existing residential garden land adjacent to 53 Westwood Glen. Size: S
Tilehurst TI-R-0170 SU67729 1.04	Land at Conwy Close Tilehurst	161390 REG3 Reading Borough Council	New Build De/C/COU NET	57 0 57	13 0 13	13 0 13	44 0 44	0 0 0	44 0 44	Residential development comprising 57 dwellings, vehicular, cycle and pedestrian access, parking, and hard and soft landscaping and open space at land off Conwy Close. Size: L

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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 18-19	Under Constr	Not Strtd	Total Outst		
Tilehurst TI-R-0171 SU665742 0.04	126 Westwood Road Tilehurst RG30 4PT	171255 FUL Ian Badcock	New Build	1	0	0	1	0	1	Proposed single storey detached 2 bedroom bungalow on land at rear of 126 Westwood Road Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	1	0	0	1	0	1	
Tilehurst TI-R-0172 SU671739 0.01	14a Lemart Close Tilehurst RG30 4UE	172194 PRA Mr John Hayes	New Build	0	0	0	0	0	0	Prior approval for change of use of 14a Lemart Close from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 x 1-bed flats. Size: S
			De/C/COU	2	0	0	2	0	2	
			NET	2	0	0	2	0	2	
Tilehurst TI-R-0173 SU670733 0.05	77 Corwen Road Tilehurst RG30 4ST	180259 CNV Mr Babar Butt	New Build	0	0	0	0	0	0	Change of use to split existing dwelling into two dwellings and associated internal alterations, widen existing pavement crossover. Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Tilehurst TI-R-0174 SU668734 0.03	59 St Michaels Road Tilehurst RG30 4RR	152237 FUL Mr Peter Errington	New Build	1	0	0	0	1	1	Demolition of existing garage and erection of two storey semi-detached dwelling. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	1	0	0	0	1	1	
Tilehurst TI-R-0175 SU668741 0.04	49 Armour Road Tilehurst RG31 6HA	181036 CNV Mr & Mrs Joel	New Build	0	0	0	0	0	0	Retrospective application to convert the previous 2 flats back into a house Size: S
			De/C/COU	-1	-1	-1	0	0	0	
			NET	-1	-1	-1	0	0	0	
Tilehurst TI-R-0176 SU663737 0.04	34 Chapel Hill Tilehurst RG31 5DG	180580 FUL Mr & Mrs Adam & Kate Turner	New Build	1	0	0	0	1	1	Demolition of existing bungalow and erection of a two storey detached house Size: S
			De/C/COU	-1	0	0	0	-1	-1	
			NET	0	0	0	0	0	0	
Tilehurst TI-R-0177 SU679734 0.05	6 Savernake Close Tilehurst RG30 4LY	180631 CLE Michael Aslam	New Build	0	0	0	0	0	0	Certificate of Lawfulness for Existing use of property as 2 flats (Flat B 1 x 1 bedroom and Flat C 1 x 1 bedroom both ground floor) Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Tilehurst TI-R-0178 SU671736 0.03	30a Gratwicke Road Tilehurst RG30 4TT	182094 COU Mr & Mrs Glass	New Build	0	0	0	0	0	0	Retrospective planning permission for the change of use of a 6-bedroom HMO (C4 class) to a 7-bedroom HMO (Sui Generis) for a maximum of 7 professionals. Size: S
			De/C/COU	-1	-1	-1	0	0	0	
			NET	-1	-1	-1	0	0	0	

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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-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	546 0 546	93 0 93	0 0 0	0 0 0	0 0 0	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) - O/L for 102 houses & 40 flats. REM for Ph 3c permitted under 131633. Size: L
Whitley WH-R-0064/1 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	836 0 836	335 0 335	249 0 249	142 0 142	359 0 359	501 0 501	Ph 1: Full app 68 dwells, retail, village hall. (O/L for 669 dwells, extra care, offices, primary sch, surgery, sports pitch). REM - 151070 Ph 1c, 151761 Ph 2a (uplift 49), 162050 Ph 2c, 160700 Ph 3a, 170095/96 Ph 3b, 170087 Ph 3c, 180546 Ph 4, 161893 Ph 5, Size: L
Whitley WH-R-0064/2 SU696702 1.44	Green Park Village Longwater Avenue	171019 FUL St. Edward Homes Limited	New Build De/C/COU NET	339 0 339	0 0 0	0 0 0	0 0 0	339 0 339	339 0 339	Development for 339 dwellings, 556 sqm retail (A1, A2, A3, A4, A5), residents' gym and car parking, and other associated works (Phase 6A). Replaces part of O/L 102172 for offices, for which figures are zero in 102172 to avoid double counting. Size: L
Whitley WH-R-0068 SU723693 0.10	196 Whitley Wood Road RG2 8LQ	130701 FUL Mr Andy Deacon	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 0 0	0 0 0	3 0 3	3 0 3	Demolition of existing bungalow and construction of three 2-bed terraced houses. Size: S
Whitley WH-R-0069 SU713706 0.03	79 Tean House Havergate Way RG2 0GU	152188 COU Berkeley Homes (Western) 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 units 9, 10 and 11 from B1 office to C3 residential to create 4 flats. Size: S
Whitley WH-R-0072 SU715693 6.17	Worton Grange Imperial Way	151944 OUT Kier Reading LLP	New Build De/C/COU NET	175 0 175	99 0 99	66 0 66	76 0 76	0 0 0	76 0 76	O/L for 175 homes, & FUL for 12 B1c/B2/B8 units, showrooms, retail, hotel, pub, coffee shop, restaurant, bank. 161496 is REM for resi. 162257 changes 372sqm A2 to 557sqm flexible A1/A2/A3. 171568 increases one showroom from 1115-1272 sq m. Size: L
Whitley WH-R-0073 SU718710 0.02	273 Basingstoke Road RG2 0HY	170161 FUL SEP Properties Limited	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Change of use to existing first floor from A2 to C3 incorporating extensions to first and second floor to create 4 no. new flats with bin storage to rear of ground floor. 161136 is alternative proposal for 3 new flats. Size: S
Whitley WH-R-0074 SU720695 0.03	10 Moreleigh Close RG2 8SQ	150624 FUL Mr Stephen Loman	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 construction of 1 three bedroom house with parking, amenity space and cycle storage. 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 18-19	Under Constr	Not Strtd	Total Outst		
Whitley WH-R-0075 SU720692 0.19	155-159 Whitley Wood Lane RG2 8PW	180858 FUL Waddington Forbes Homes Ltd	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	4no semi-detached dwellings with new access from Salford Close following demolition of existing storage buildings. See 170519 for alternative outline permission for 4 houses on smaller site. Size: S
Whitley WH-R-0076 SU717699 0.03	505 Basingstoke Road RG2 0SH	170067 FUL Mr & Mrs Adam Girdler	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 bed dwelling. Size: S
Whitley WH-R-0077 SU718694 0.02	45 Whitley Wood Lane RG2 8PN	171243 OUT Mr Kenneth Darville	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 a new detached dwelling at land to the rear of 45 Whitley Wood Lane with access off Byworth Close with all matters reserved apart from access and layout. Size: S
Whitley WH-R-0078 SU718698 0.01	85 Ambrook Road RG2 8SW	170827 FUL Mr Paul Godden	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Subdivision of the site and construction of a detached two storey three bedroom property Size: S
Whitley WH-R-0079 SU720692 0.04	96 Whitley Wood Lane RG2 8PP	180464 COU Dr Gargav	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 from doctors surgery to 2 self contained flats. Size: S
Whitley WH-R-0080 SU721691 0.05	177-179 Whitley Wood Lane RG2 8PW	180595 CNV Mr Ghanshyam Patel	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Proposed internal alterations and new external access to provide additional first floor dwelling. Size: S
Whitley WH-R-0081 SU708697 15.47	Land at Madejski Stadium Shooters Way RG2 0FL	160199 OUT Reading Prop Co	New Build De/C/COU NET	618 0 618	0 0 0	0 0 0	0 0 0	618 0 618	618 0 618	O/L for residential for up to 422 units; FUL for 196 units, convention centre, ice rink, 246 bedroom hotel and up to 102 serviced apartments, car parking, retail space (A1 and A3/A4), office and community space, public open space. Size: L

7. SCHEDULE OF INDIVIDUAL 'SOFT COMMITMENTS'

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress						Description of development and comments
			Perm	Comp	Comp	Under	Not	Total	
				Total	18-19	Constr	Strtd	Outst	
Abbey SU708734 1.12	108-116 Oxford Rd/10 Eaton PI/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 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 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 SU707733 0.09	143-145 Oxford Road	RC4q	New Build De/C/COU NET	20 0 20					Allocated in RCAAP for residential development with some retention of small scale leisure function Size: M
Abbey SU718734 0.10	Reading Central Library Abbey Square	RC4s	New Build De/C/COU NET	30 0 30					Allocated in RCAAP for residential development with potential for offices, town centre uses on ground floor. Only to be implemented when replacement facility operational. Size: M
Abbey SU719738 1.10	Napier Court Napier Road	SA8i	New Build De/C/COU NET	250 0 250					Allocated in SDPD for residential development Size: L
Abbey SU705737 0.04	Land adjacent to 94 George Street RG1 7NT	180798 Reading Borough Council	New Build De/C/COU NET	4 0 4					Erection of a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works. Size: S
Battle SU701734 0.22	Rear of 303-315 Oxford Road	SA8c	New Build De/C/COU NET	12 0 12					Allocated in SDPD for residential development Size: M

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			Perm	Comp	Comp	Under	Not	Total	
				Total	18-19	Constr	Strtd	Outst	
Battle SU705733 0.30	221-221 Oxford Road, 10 & r/o 8 Prospect Street	SA9a	New Build De/C/COU NET	3 0 3					Allocated in SDPD for residential development with district centre uses on ground floor. 8 dwellings completed and 4 additional permitted on site, so the totals shown exclude those dwellings. Size: M
Battle SU702732 0.04	53-55 Argyle Road RG1 7YL	170134 Aum Developments Ltd	New Build De/C/COU NET	0 10 10					Conversion from D1 use (former mental health Clinic) to C3 use as 10 self contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store. Size: M
Katesgrove SU717728 0.08	Corner of Crown Street and Southampton Street	RC4k	New Build De/C/COU NET	25 0 25					Allocated in RCAAP for residential development Size: M
Katesgrove 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
Katesgrove SU715729 0.03	34-38 Southampton Street RG1 2QL	181117 MacNiven Quays Ltd	New Build De/C/COU NET	11 -1 10					Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units and associated works following the demolition of the existing buildings (basement & 3- storey public house and 2-storey residential Size: M
Kentwood SU688740 0.22	784-794 Oxford Road	SA8a	New Build De/C/COU NET	17 0 17					Allocated in SDPD for residential development Size: M
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
Park SU733729 0.09	27 Hamilton Road RG1 5RA	161779 Baronscroft Ltd	New Build De/C/COU NET	0 9 9					Single storey side and two storey rear extensions and conversion of existing 12 bedroom HMO to 7 one bedroom flats and 2 two bedroom flats Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2019

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	18-19	Constr	Strtd	Outst	
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
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 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

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