

RESIDENTIAL PLANNING COMMITMENTS

AT 31 MARCH 2017

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



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EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2017. 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 2016 to 31 March 2017 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
1,172	2,353	1,003	3,356	1,577	4,933	717	460

The figures demonstrate strong delivery of new housing this year, over and above Reading's requirement, continuing the strong delivery from last year. The number of dwellings under construction remains high, meaning that 2018 promises to maintain the good numbers of completions. A high level of dwellings have received planning permission this year, which means there remains the prospect of good housing delivery in the immediate future. The amount of dwellings that have lapsed is very high, but this is virtually all on one site, and it is still expected that this site will come forward in due course.

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1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2017 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 2017, and what has been completed during the monitoring year (1 April 2016 to 31 March 2017). 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 2017.

- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2017 document.
- 1.11 For any queries, please contact the LDF Team, Planning Section, Reading Borough Council on 0118 9373337 or planningpolicy@reading.gov.uk.

2. METHODOLOGY

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

1. All outstanding housing commitments from the 2015 survey² were identified, together with relevant planning permissions granted between 1 April 2016 - 31 March 2017. 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 2017 as possible, generally during April and May 2017.
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 2017:

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

² http://www.reading.gov.uk/media/5443/Residential-commitments-2015-16/pdf/Residential_Commitments_15-16.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 2017.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2017. 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 2017. 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 2017. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':
- Sites where there has been a resolution to grant permission, often at Planning Applications Committee, but where the decision had not been officially issued at 31 March 2017. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
 - Sites which are allocated for 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 (published May 2017) 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 2016 and 31 March 2017. 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 2016 and 31 March 2017. Its purpose is to show where new sites are coming forward. As such, it does not include developments which are the same as, or similar to, previous or existing permissions on the same site.
- 3.13 **Table 7** shows the number of dwellings for which planning permission had lapsed between 1 April 2016 and 31 March 2017. Planning permissions are generally subject to a condition requiring that work begins within a certain period, and an unimplemented permission lapses when that period runs out. Once lapsed, the developments no longer have planning permission. 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 2017.
 - Comp Total - the total number of dwellings completed on that site by 31 March 2017.
 - Comp 16-17 - the number of dwellings that were completed between 1 April 2016 and 31 March 2017.
 - Under Constr - the number of dwellings under construction at 31 March 2017.
 - Not Strtd - the number of dwellings not yet started at 31 March 2017.

- Total Outst - the total number of dwellings not yet completed at 31 March 2017, i.e. the sum of those not started and under construction.

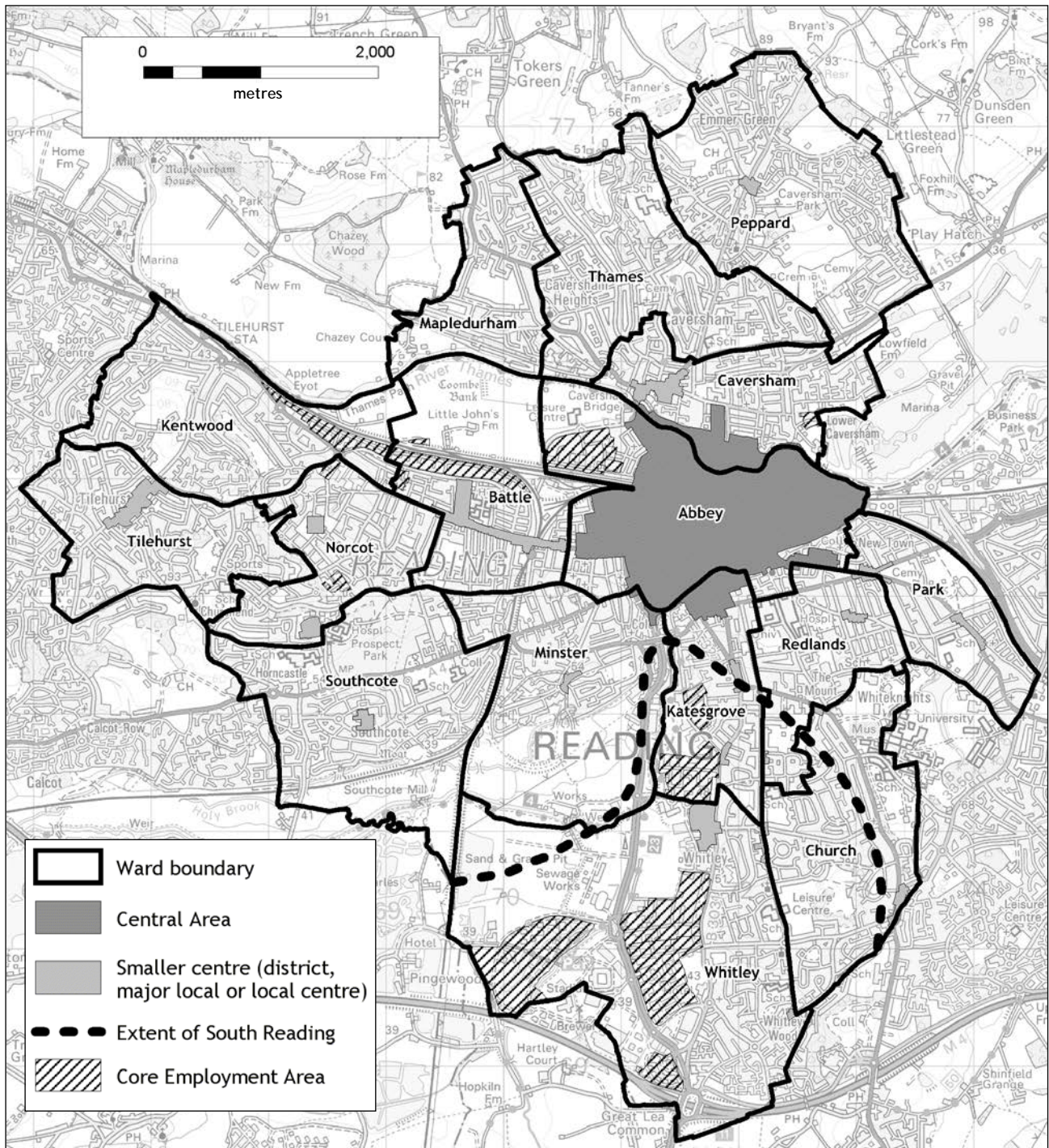
Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' underneath the Applicant. Likewise, the figures will be zero if the figures 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	1,972	95	31	10	457	2	2,353
By Ward							
Abbey	543	0	3	1	251	0	796
Battle	11	0	6	3	2	0	16
Caversham	41	0	2	1	0	0	42
Church	7	1	0	0	0	0	6
Katesgrove	15	0	7	0	173	1	194
Kentwood	16	0	0	0	8	0	24
Mapledurham	4	2	0	0	0	0	2
Minster	172	0	6	3	1	0	176
Norcot	205	92	3	1	1	1	115
Park	13	0	0	0	3	0	16
Peppard	5	0	0	0	0	0	5
Redlands	9	0	4	1	14	0	26
Southcote	92	0	0	0	0	0	92
Thames	1	0	0	0	0	0	1
Tilehurst	57	0	0	0	0	0	57
Whitley	781	0	0	0	4	0	785
By Development Plan Designation							
Central Reading	533	0	3	1	385	0	920
Smaller Centres	49	0	8	4	4	0	57
<i>Town Centres Sub-Total</i>	<i>582</i>	<i>0</i>	<i>11</i>	<i>5</i>	<i>389</i>	<i>0</i>	<i>977</i>
South Reading Total	900	1	0	0	4	0	903
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	1,392	95	31	10	457	2	1,773
Greenfield	580	0	0	0	0	0	580
By Size							
Large	1,673	92	0	0	0	0	1,581
Medium	181	0	5	1	294	0	479
Small	118	3	26	9	163	2	293

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	736	0	34	14	249	2	1,003
By Ward							
Abbey	160	0	10	3	147	1	313
Battle	4	0	0	0	1	0	5
Caversham	12	0	0	0	6	0	18
Church	2	0	0	0	0	0	2
Katesgrove	0	0	8	3	21	0	26
Kentwood	4	0	0	0	6	0	10
Mapledurham	0	0	0	0	0	0	0
Minster	31	0	0	0	9	0	40
Norcot	11	0	0	0	2	0	13
Park	3	0	6	4	0	0	5
Peppard	1	0	0	0	0	0	1
Redlands	29	0	10	4	54	1	88
Southcote	36	0	0	0	0	0	36
Thames	1	0	0	0	1	0	2
Tilehurst	5	0	0	0	2	0	7
Whitley	437	0	0	0	0	0	437
By Development Plan Designation							
Central Reading	159	0	7	2	158	0	322
Smaller Centres	2	0	0	0	2	0	4
<i>Town Centres Sub-Total</i>	<i>161</i>	<i>0</i>	<i>7</i>	<i>2</i>	<i>160</i>	<i>0</i>	<i>326</i>
South Reading Total	441	0	6	2	1	1	445
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	532	0	34	14	249	2	799
Greenfield	204	0	0	0	0	0	204
By Size							
Large	499	0	0	0	0	0	499
Medium	183	0	0	0	178	0	361
Small	54	0	34	14	71	2	143

Table 3 - Planning Permissions (Hard Commitments) Outstanding*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	2,708	95	65	24	706	4	3,356
By Ward							
Abbey	703	0	13	4	398	1	1,109
Battle	15	0	6	3	3	0	21
Caversham	53	0	2	1	6	0	60
Church	9	1	0	0	0	0	8
Katesgrove	15	0	15	3	194	1	220
Kentwood	20	0	0	0	14	0	34
Mapledurham	4	2	0	0	0	0	2
Minster	203	0	6	3	10	0	216
Norcot	216	92	3	1	3	1	128
Park	16	0	6	4	3	0	21
Peppard	6	0	0	0	0	0	6
Redlands	38	0	14	5	68	1	114
Southcote	128	0	0	0	0	0	128
Thames	2	0	0	0	1	0	3
Tilehurst	62	0	0	0	2	0	64
Whitley	1,218	0	0	0	4	0	1,222
By Development Plan Designation							
Central Reading	692	0	10	3	543	0	1,242
Smaller Centres	51	0	8	4	6	0	61
Town Centres Sub-Total	743	0	18	7	549	0	1,303
South Reading Total	1,341	1	6	2	5	1	1,348
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	1,924	95	65	24	706	4	2,572
Greenfield	784	0	0	0	0	0	784
By Size							
Large	2,172	92	0	0	0	0	2,080
Medium	364	0	5	1	472	0	840
Small	172	3	60	23	234	4	436

*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	1,577	0	0	0	0	0	1,577
By Ward							
Abbey	620	0	0	0	0	0	620
Battle	116	0	0	0	0	0	116
Caversham	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0
Katesgrove	60	0	0	0	0	0	60
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	71	0	0	0	0	0	71
Peppard	34	0	0	0	0	0	34
Redlands	28	0	0	0	0	0	28
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	680	0	0	0	0	0	680
Smaller Centres	574	0	0	0	0	0	574
<i>Town Centres Sub-Total</i>	<i>1,254</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,254</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	1,577	0	0	0	0	0	1,577
Greenfield	0	0	0	0	0	0	0
By Size							
Large	1,082	0	0	0	0	0	1,082
Medium	495	0	0	0	0	0	495
Small	0	0	0	0	0	0	0

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

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

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	368	10	74	37	326	4	717
By Ward							
Abbey	155	1	13	4	221	1	383
Battle	6	0	20	10	3	0	19
Caversham	8	0	11	8	5	1	15
Church	0	1	0	0	0	1	-2
Katesgrove	0	0	4	2	10	0	12
Kentwood	12	0	0	0	0	1	11
Mapledurham	4	1	0	0	0	0	3
Minster	0	0	0	0	1	0	1
Norcot	44	2	10	4	1	0	49
Park	0	1	12	7	2	0	6
Peppard	4	2	0	0	0	0	2
Redlands	17	0	2	1	82	0	100
Southcote	1	0	0	0	0	0	1
Thames	0	1	0	0	1	0	0
Tilehurst	1	0	0	0	0	0	1
Whitley	116	1	2	1	0	0	116
By Development Plan Designation							
Central Reading	155	0	13	4	292	0	456
Smaller Centres	8	0	9	3	8	0	22
<i>Town Centres Sub-Total</i>	<i>163</i>	<i>0</i>	<i>22</i>	<i>7</i>	<i>300</i>	<i>0</i>	<i>478</i>
South Reading Total	116	2	4	2	0	1	115
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	336	10	74	37	326	4	685
Greenfield	32	0	0	0	0	0	32
By Size							
Large	298	0	0	0	0	0	298
Medium	42	2	0	0	276	0	316
Small	28	8	74	37	50	4	103

Table 6 - Planning Permissions (Hard Commitments) Permitted During 2016-2017*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	794	6	108	52	330	2	1,172
By Ward							
Abbey	295	1	20	8	125	1	430
Battle	9	0	17	10	5	0	21
Caversham	1	0	13	9	4	0	9
Church	5	1	0	0	0	0	4
Katesgrove	1	0	13	3	158	0	169
Kentwood	3	0	0	0	8	0	11
Mapledurham	1	1	0	0	0	0	0
Minster	83	0	6	3	11	0	97
Norcot	15	0	13	5	3	1	25
Park	9	0	18	11	4	0	20
Peppard	6	1	0	0	0	0	5
Redlands	5	0	6	2	11	0	20
Southcote	119	0	0	0	0	0	119
Thames	1	1	0	0	1	0	1
Tilehurst	58	0	0	0	0	0	58
Whitley	183	1	2	1	0	0	183
By Development Plan Designation							
Central Reading	293	0	17	7	267	0	570
Smaller Centres	7	0	8	4	9	0	20
<i>Town Centres Sub-Total</i>	<i>300</i>	<i>0</i>	<i>25</i>	<i>11</i>	<i>276</i>	<i>0</i>	<i>590</i>
South Reading Total	190	2	4	2	1	0	191
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	780	6	108	52	330	2	1,158
Greenfield	14	0	0	0	0	0	14
By Size							
Large	696	0	0	0	0	0	696
Medium	38	0	5	1	157	0	199
Small	60	6	103	51	173	2	277

*This does not include permissions that are similar to proposals outstanding at 31 March 2016 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	450	2	0	0	12	0	460
By Ward							
Abbey	437	0	0	0	10	0	447
Battle	2	0	0	0	0	0	2
Caversham	1	0	0	0	2	0	3
Church	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	0	0	0
Kentwood	2	0	0	0	0	0	2
Mapledurham	3	1	0	0	0	0	2
Minster	0	0	0	0	0	0	0
Norcot	3	0	0	0	0	0	3
Park	0	0	0	0	0	0	0
Peppard	1	1	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	1	0	0	0	0	0	1
Whitley	0	0	0	0	0	0	0
By Development Plan Designation							
Central Reading	434	0	0	0	10	0	444
Smaller Centres	4	0	0	0	2	0	6
<i>Town Centres Sub-Total</i>	<i>438</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>12</i>	<i>0</i>	<i>450</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	448	2	0	0	12	0	458
Greenfield	2	0	0	0	0	0	2
By Size							
Large	434	0	0	0	0	0	434
Medium	0	0	0	0	0	0	0
Small	16	2	0	0	12	0	26

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

5. COMPARISON WITH PREVIOUS YEARS

- 5.1 This section compares the key headline figures from the 2016 survey (i.e. dwellings completed, dwellings under construction, dwellings completed and new dwellings permitted) against the figures from previous surveys.

Table 8: Key Figures - Comparison with Previous Years

	Completed (net)	Under Construction (net)	Not Started (net)	New Permissions (net)
2006	656	747	2,833	576
2007	637	1,028	2,706	624
2008	837	852	2,825	520
2009	782	593	3,355	1,036
2010	693	533	3,536	733
2011	321	688	2,693	142
2012	312	599	3,806	1,350
2013	474	424	3,809	667
2014	361	719	3,601	544
2015	635	998	2,883	764
2016	751	1,060	2,221	393
2017	717	1,003	2,353	1,172

- 5.2 In terms of completions, Table 8 demonstrates that the significant improvement in housebuilding rates over the 2011-2014 period, where new completions were very low as a result of the recession, is sustained. New completions are again above Reading's objectively identified housing need from the recent Berkshire Strategic Housing Market Assessment (699 per annum). As last year, changes of use continue to make up a large proportion of supply, in this case almost half of completions, much of which involves conversions from office to residential.
- 5.3 The number of dwellings under construction is also at a sustained high level. Work is now well underway on the housing at Green Park Village, whilst new permissions for significant numbers of homes at Coley Park, Elvian School and Worton Grange also got underway this year. 2018 looks likely to therefore be another good year for housing delivery. There is a greater proportion of new build in the schemes under construction than those completed.
- 5.4 The number of dwellings not started is lower than historic levels, albeit slightly above 2016. However, the number of permitted dwellings not started is still over 2,000, indicating that there is no immediate shortage of land for housing.
- 5.5 New permissions are significantly higher than in the previous five years, as a number of large new schemes were given planning permission. This includes Coley Park, Elvian School and Worton Grange, all of which have already started, as well as a significant uplift in dwellings on Station Hill.

6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2017

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 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0262 SU708735 0.06	118 Chatham Street RG1 7HT	100884 FUL Catalyst Communities Housing Association Ltd	New Build De/C/COU NET	14 0 14	14 0 14	14 0 14	0 0 0	0 0 0	0 0 0	Erection of 13 x 2 bed flats and 1 x 1 bed flat with associated amenity space and car parking (resubmission of 100197) Size: M
Abbey AB-R-0281 SU707733 0.04	139-141 Oxford Road RG1 7UU	20117 FUL Mr A Little	New Build De/C/COU NET	0 10 10	0 10 10	0 10 10	0 0 0	0 0 0	0 0 0	Demolition of existing extension and redevelopment for 10 residential units with associated parking Size: M
Abbey AB-R-0335 SU725735 2.49	42 Kenavon Drive RG1 3DH	131280 FUL Bellway Homes Ltd & Danescroft (Reading) Ltd	New Build De/C/COU NET	192 0 192	192 0 192	138 0 138	0 0 0	0 0 0	0 0 0	Erection of 192 dwellings with associated access, parking, landscaping Size: L
Abbey AB-R-0362/2 SU714736 0.05	29-35 Station Road RG1 1LG	141275 PRA Titan Properties	New Build De/C/COU NET	0 27 27	0 0 0	0 0 0	0 0 0	0 27 27	0 27 27	Prior approval for the change of use to C3 residential (27 units) from B1(a) office use at 29-35 Station Road, Reading. Size: M
Abbey AB-R-0401 SU716735 1.32	173-175 Friar Street RG1 1BP	061033 FUL Cityscene Properties Ltd	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	0 0 0	14 0 14	14 0 14	Refurb of shopping arcade, food & drink uses & offices including partial demolition. Erection of health club & fourteen dwellings plus additional arcade & shared ancillary spaces. Listed as under construction in previous years. Size: L
Abbey AB-R-0425 SU707734 0.08	120 Oxford Road RG1 7NL	110492 COU Mr Prajapati & Mr Bhardwaj	New Build De/C/COU NET	6 3 9	0 3 3	0 0 0	6 0 6	0 0 0	6 0 6	Extension of time of 070086 (allowed on appeal) for COU of listed building from offices to three residential units & erection of further residential block creating six units. Size: S
Abbey AB-R-0427 SU710736 0.17	6-14 Weldale Street RG1 7BX	110774 EXT Croft Developments	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	14 0 14	0 0 0	14 0 14	Extension of the time limit for 081127 for redevelopment of car showroom & yard to provide fourteen apartments comprising of four 1-bed & ten 2-bed. Size: M
Abbey AB-R-0439/2 SU710736 0.01	21 Caversham Road RG1 7BT	110628 FUL Mr Anthony Sharp	New Build De/C/COU NET	11 0 11	0 0 0	0 0 0	11 0 11	0 0 0	11 0 11	Demolition of existing building and erection of 11 x 1-bed flats. Size: M

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2017

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 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0484/1 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	090622 OUT Sackville Developments (Reading) Ltd	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Demol and devt for residential (782 units), office (80,579sqm), A1-A4 (up to 18,907), community space (250), cultural/leisure space, bowling alley, health/fitness (D2 - 3,750), parking, public realm. 130436 is alternative against which f/s counted. Size: L
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 uses (A1 - A5), infrastructure, public realm works etc. With 151427, extends Station Hill to an adjacent site. Maximum uplift in units & f/s 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 0 0	0 0 0	0 10 10	0 0 0	0 10 10	Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping Size: M
Abbey AB-R-0497 SU706733 0.06	179 Oxford Road RG1 7UZ	111484 FUL Mr And Mrs Butt	New Build De/C/COU NET	3 6 9	3 6 9	3 6 9	0 0 0	0 0 0	0 0 0	Remodelling of front elevation & conv of offices for 4 x 2-bed flats & 2 x 1-bed flats including demolition of modern single-storey rear section. Construction of 2 x 2-bed flats & 1 x 1-bed flat to the rear fronting Goldsmid Road. Size: S
Abbey AB-R-0498 SU713731 0.04	27 Castle Street RG1 7SB	120173 COU Mr David Philips	New Build De/C/COU NET	0 7 7	0 7 7	0 3 3	0 0 0	0 0 0	0 0 0	Change of use of former public house to create 7 residential apartments. Size: S
Abbey AB-R-0499 SU712738 0.03	53 Greyfriars Road RG1 1PA	120326 FUL DSLS Ltd	New Build De/C/COU NET	6 0 6	0 0 0	0 0 0	6 0 6	0 0 0	6 0 6	Erection of four storey building containing 4 x two bedroom and 2 x one bedroom apartments. Size: S
Abbey AB-R-0501 SU709733 0.02	111 Oxford Road RG1 7UH	120136 FUL AH Lansley Estate Agents	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Proposed change of use of 1st and 2nd floor office (B1) to dwelling houses (C3) containing 1 x 1 bed flat and 1 x studio flat. Plus ground floor extension to rear for office use. Size: S

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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 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0509 SU705708 0.03	21 George Street RG1 7NP	121625 COU Mr P Singh	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Change of use from public house to 4 x 1 bedroom flats. Size: S
Abbey AB-R-0516/1 SU708734 0.04	125 Chatham Street RG1 7HT	130870 PRA Mr Mohammed Arif <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 1 bed flats. Size: S
Abbey AB-R-0516/2 SU708734 0.11	125 Chatham Street RG1 7HT	130842 FUL Mr Mohammed Arif	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	0 0 0	7 0 7	7 0 7	Erection of two storey extension to accommodate 2x 2-bed flats, 3x 1-bed flats and 2x studio flats and changes to fenestration. Size: S
Abbey AB-R-0520 SU717734 0.01	7 High Street RG1 2EA	120558 FUL C J Basnett And L A Povey	New Build De/C/COU NET	0 3 3	0 3 3	0 2 2	0 0 0	0 0 0	0 0 0	Conversion of upper floors to 3 x one bedroom apartments (C3) including internal and external alterations (part retrospective). Size: S
Abbey AB-R-0522/1 SU720733 0.02	102 Kings Road RG1 3BY	130867 PRA Richard De Souza <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use of the ground floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats. Size: S
Abbey AB-R-0524 SU716734 0.01	27-32 Market Place RG1 2DE	120532 COU Brook Henderson Group <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use of the first, second and third floors from office use to residential accommodation. See 110852 (in Non-Residential Commitments) for alternative development over a wider site. Figures are zero here to avoid double-counting. Size: S
Abbey AB-R-0529 SU707730 0.07	Land rear of 52 Russell Street RG1 7XH	131337 FUL Nimbus Property Developments 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	The erection of a terrace of 3no. 2-bed houses following demolition of garages on land to the rear of 52 Russell Street. Size: S
Abbey AB-R-0532 SU712735 0.01	45 West Street RG1 1TZ	131762 PRA Mr A Nicolaou	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats. Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0534 SU713740 2.20	Former Sorting Office Caversham Road RG1 1AA	110024 OUT Royal Mail Estates 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	Outline with all matters reserved except access for demol of buildings; site preparation; and redevt of site for mix of uses from amongst residential & business. CLP 121483 established that current use is B8 rather than uses shown in 2012. Size: L
Abbey AB-R-0535 SU712742 0.01	Land adjacent to 86 York Road RG1 8DU	130795 FUL Mr Jack Harvey Album	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of storage building associated with shop and construction of a 3-bedroom dwelling (Resubmission of 12/00578/FUL). Size: S
Abbey AB-R-0542 SU710730 0.01	122a Castle Street RG1 7RJ	141133 CLP Mr David Herbert	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for Proposed Use of existing office space to flats. Size: S
Abbey AB-R-0544 SU716734 0.09	37-42 Market Place RG1 2DE	141280 PRA The Keen Partnership	New Build De/C/COU NET	0 36 36	0 36 36	0 36 36	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 5 x two bed flats, 13 x one bed flats and 18 studio flats. Size: M
Abbey AB-R-0546 SU712737 0.05	Summit House 49-51 Greyfriars Road RG1 1PA	141751 PRA D Rose Planning Ltd	New Build De/C/COU NET	0 21 21	0 21 21	0 21 21	0 0 0	0 0 0	0 0 0	Prior approval for change of use of building (ground, first, second and third floors) from B1(a) (offices) to C3 (dwellinghouses) to comprise 17 x 1-bed and 4 x 2-bed flats. Size: M
Abbey AB-R-0547 SU721731 0.22	60 Queens Road RG1 4BS	141834 PRA Church Commissioners for England	New Build De/C/COU NET	0 30 30	0 0 0	0 0 0	0 0 0	30 30 30	30 30 30	Prior approval for change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 2-bed flats and 22 x 1-bed flats. Incorrectly listed as under construction in 2016. Size: M
Abbey AB-R-0548 SU718733 0.11	Kings Reach 38-50 Kings Road RG1 3AA	152222 PRA Orbit Developments (Southern) Limited	New Build De/C/COU NET	0 72 72	0 72 72	0 72 72	0 0 0	0 0 0	0 0 0	Prior approval for change of use from offices to residential to comprise 65-75 apartments - 72 units implemented. Size: M
Abbey AB-R-0549 SU714735 0.02	136-137 Friar Street RG1 1EX	150068 PRA Revelan Group Plc	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	2 2 2	2 2 2	Prior approval for change of use of first and second floor Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bedroom apartments. Size: S

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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 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0550 SU711734 0.11	Zenith House 7 Cheapside RG1 7AG	150146 PRA Berrymist Properties Limited	New Build De/C/COU NET	0 41 41	0 41 41	0 41 41	0 0 0	0 0 0	0 0 0	Prior approval for change of use of first, second, third and fourth floors of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 41 flats. See 161883 in Non-Residential Commitments for additional development on the Size: M
Abbey AB-R-0553 SU708731 0.17	57 Baker Street RG1 7XX	141116 FUL Mr W & C Litten	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	0 0 0	9 0 9	9 0 9	Residential development of 7no 3-bed and 2no 2-bed dwellings with associated external works. Size: S
Abbey AB-R-0554 SU717734 0.98	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	0 0 0	15 18 33	15 18 33	Retention/enlargement of commercial and conversion of upper floors to 18 residential units. Demolition of commercial to rear and construction of 15 dwellings. See 141713 for alternative scheme with conversion for 18 units and new build for 11 units. Size: M
Abbey AB-R-0554/1 SU714736 0.15	Garrard House 30 Garrard Street RG1 1NR	141277 PRA Titan Properties Ltd	New Build De/C/COU NET	0 83 83	0 0 0	0 0 0	0 83 83	0 0 0	0 83 83	Prior Approval Notification for the change of use from B1(a) Office to C3 Residential for the existing office floorspace. Size: M
Abbey AB-R-0554/2 SU714736 0.15	Garrard House 30 Garrard Street RG1 1NR	160328 FUL Titan Property Development	New Build De/C/COU NET	18 0 18	0 0 0	0 0 0	18 0 18	0 0 0	18 0 18	Extension to include part new fourth floor and new fifth and sixth floors to provide 18 residential units. Size: M
Abbey AB-R-0556 SU712735 0.02	42-43 West Street RG1 1TZ	120725 FUL Bluebird Engineering Ltd	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Change of use of first and second floors from D1 non-residential institutions to C3 dwelling houses consisting of 3 x 3 bedroom flats and a 1 x 2 bedroom flat. Size: S
Abbey AB-R-0557 SU711743 0.01	3 Randolph Road RG1 8EB	150225 PRA Mr Spencer Chaplin	New Build De/C/COU NET	0 2 2	0 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 (dwellinghouses) to comprise 2 x 1 bed flats. Size: S
Abbey AB-R-0560 SU723730 0.16	Princes House, 73A London Road RG1 5UZ	150685 PRA Mr Phillip Holmes	New Build De/C/COU NET	0 26 26	0 0 0	0 0 0	0 0 0	0 26 26	0 26 26	Prior approval for change of use of existing building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 18 x 1 bed flats and 8 x 2 bedroom flats. Size: M

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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 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0562 SU712735 0.01	1-2 West Street RG1 1TT	151135 PRA Mr Babar Butt	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Prior approval for change of use of first & second floors) from Class B1(a) (offices) to C3 (dwelling houses) to comprise 4 self contained flats. Size: S
Abbey AB-R-0563 SU709733 0.04	Russell House, 117-119 Oxford Road RG1 7UH	151133 PRA Oxford Homes	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	4 4 4	0 4 4	Prior approval for change of use of first & second floors from Class B1(a) offices to C3 (dwelling houses) to comprise 4 residential flats. Size: S
Abbey AB-R-0565/1 SU721732 0.06	Upper Grnd Floor Havell House, 62-66 Queens Road RG1 4AZ	160023 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 151455 for alternative prior approval 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	160026 PRA Singh Construction c/o Oakmont Estate Ltd	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of the first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4 x 1 bed flats. See 151456 for alternative prior approval 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	160024 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 151457 for alternative prior approval 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	160025 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 151458 for alternative prior approval for the same number of units. Size: S
Abbey AB-R-0566 SU724733 0.12	173-175 Kings Road RG1 4EX	160775 COU Mrs Christina Meyer	New Build De/C/COU NET	0 15 15	0 0 0	0 0 0	0 15 15	0 0 0	0 15 15	COU from office to 15 (4x1, 10x2 & 1x3-bed) residential units and associated works. See 151116 for alternative change of use to 13 (1x studio, 2x1, 7x2 & 3x3-bed) residential units. Size: M
Abbey AB-R-0568 SU712730 0.02	57 Castle Street RG1 7SN	151816 PRA High-Point Properties Ltd	New Build De/C/COU NET	0 12 12	0 12 12	0 12 12	0 0 0	0 0 0	0 0 0	Office Prior Approval planning application relating to the conversion of the existing offices to 11 one bedroom flats and one studio. 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 16-17	Under Constr	Not Strtd	Total Outst		
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	0 0 0	16 0 16	16 0 16	Erection of part 4, part 5 storey building providing 16 (2x1, 13x2 & 1x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing buildings (Class A1 / B8 / nil use). Size: M
Abbey AB-R-0575 SU723732 0.02	130 Queens Road RG1 4DG	152306 PRA Mr Simon Darke	New Build De/C/COU NET	1 5 6	0 0 0	0 0 0	1 5 6	0 0 0	1 5 6	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 5 residential units. 161415 extends the roof to allow an additional dwelling. 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	0 0 0	0 0 0	103 0 103	0 0 0	103 0 103	Demolition of office for a part 7, part 9, part 11, part 12 and part 17 storey building for 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level with parking and associated landscaping. Size: M
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	0 0 0	5 0 5	5 0 5	Construction of 5 x 3 bedroom dwellings with associated parking. Incorrectly listed as under construction in 2016. 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 0 0	0 0 0	0 18 18	0 0 0	0 18 18	Prior approval for change of use of the building from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 18 flats with 17 car parking spaces. See 160158 for alternative prior approval for 14 residential units. 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-0581 SU707735 0.02	Kennet Court Charles Street RG1 7DB	160386 PRA G S Property Developments 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	Prior approval for change of use from Class B1 (a) to C3 (dwelling houses) to comprise 3 x 1 bed flats and 1 studio flat. See 160384 for alternative prior approval for 3 flats. Size: S

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			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0582 SU710741 0.02	The Old Bakehouse 5 Ross Road RG1 8EH	160502 PRA Mr Noel Newton	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 use from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flat and 1 x 1 bed flat. Size: S
Abbey AB-R-0583 SU712742 0.02	126 Caversham Road RG1 8AY	152255 CNV Ms Fi Warren-Smith	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Proposed conversion of the existing dwelling to 3 flats (1 X 2 bed and 2 X 1 bed) Size: S
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
Abbey AB-R-0585 SU712741 0.02	87-89 Caversham Road RG1 8AN	161196 PRA M G S Commercial 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	Prior approval for the change of use of part of building from A1 retail to 4 x 1-bed C3 dwellinghouses Size: S
Abbey AB-R-0586 SU709732 0.01	48 Zinzan Street RG1 7UQ	161157 CNV Mr Hillman	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 the existing 4 bedroom dwelling to 3 flats (2 x 1 bed and 1 x 2 bed). Size: S
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 0 0	0 3 3	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 -1 -1	0 0 0	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-0589 SU722731 0.03	46 Watlington Street RG1 4RS	152298 COU Mr N Joyner	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Conversion of HMO to 3x1 bed flats and 1x2 bed flat, part single storey part two storey rear extension and new chimney stacks (part- retrospective). 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 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0590/1 SU712742 0.01	Ground Floor 128 Caversham Road RG1 8AY	161865 PRA Mr Kenneth Crookes	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Prior approval for change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 2 self-contained flats. Size: S
Abbey AB-R-0590/2 SU712742 0.01	128 Caversham Road RG1 8AY	161932 CLE Mr Kenneth Crookes	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Residential use on first and second floor, with separate ground floor access to Caversham Road. Size: S
Abbey AB-R-0591 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-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 -1 -1	1 0 1	0 0 0	1 0 1	Demolition of existing dwelling and construction of a new 4-bedroom replacement dwelling Size: S
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	0 0 0	1 0 1	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 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 0 0	0 2 2	0 2 2	Change of use from shop (Class A1) to mixed use for shop and two flats Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
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 0 0	0 0 0	0 6 6	0 0 0	0 6 6	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 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Conversion of existing HMO (C4) into three self-contained flats Size: S
Abbey AB-R-0599 SU705734 0.01	7 George Street RG1 7NP	160969 CNV PAAS Development Ltd	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 application from one house into four self-contained flats, including part 3 storey part 4 storey rear extensions. Part- demolition of existing rear extension. 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-0601 SU707735 0.02	136 Chatham Street RG1 7HT	170116 CLE Mr Ishtiao Chechi	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 conversion of single dwelling to 3 flats 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 0 0	0 3 3	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
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 (Class C3). Size: M
Abbey AB-R-0604 SU707735 0.02	130 Chatham Street RG1 7HT	151217 FUL Mr Narasimhan	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 2 flats at first and second floor and a HMO (C4) at ground floor/basement level into 2 one bedroom flats and 2 studio flats with a new single storey flat roof rear extension. Formation of a rear flat roof extension to the existing garage. Size: S

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			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0605 SU715735 0.02	155 Friar Street RG1 1HE	151500 COU Mr J Short	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 the upper floors from office to residential and internal alterations to form 3 flats and new shop front at ground floor level. Size: S
Abbey AB-R-0606 SU714736 0.08	30-31 Friar Street RG1 1RD	150829 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 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
Battle BA-R-0192/1 SU705733 0.12	10 Prospect Street RG1 7YG	150394 REM Barngarth Properties Ltd	New Build De/C/COU NET	6 0 6	6 0 6	6 0 6	0 0 0	0 0 0	0 0 0	REM for outline application 121242 for demolition of existing structures and erection of 6 flats and ancillary access and parking area (access, layout and scale only) Size: S
Battle BA-R-0192/2 SU705733 0.09	10 Prospect Street RG1 7YG	152313 FUL Prospect Homes Ltd	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Single storey outbuilding incorporating 2 x 2 bed flats to the rear of previously approved application 150395 Size: S
Battle BA-R-0204 SU694736 0.07	537-541 Oxford Road RG30 1HJ	121118 FUL Mr R Sidhu	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	First, second and third floor rear extension and third floor front extension and conversion of upper floors to create three x 2-bed flats and six x 1-bed flats. Size: S
Battle BA-R-0209 SU692738 0.03	578 Oxford Road RG30 1EG	121769 FUL Kingfisher First 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	Demolition of existing rear buildings, erection of a two storey rear extension to 578 Oxford Road and construction of two x one bedroom dwellings (resubmission of 121191). Size: S
Battle BA-R-0219 SU703732 0.03	53 Argyle Street RG1 7YS	120661 FUL Mr David Halberstadt	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Erection of two 2-bed semi-detached houses (resubmission of 11/01942/FUL) Size: S
Battle BA-R-0220 SU702734 0.01	Salisbury Road Post Office 198 Oxford Road RG30 1AA	140614 COU Mr Jasmina Singh	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Single storey extension of redundant storage building and its conversion to a self contained dwelling. Size: S

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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 16-17	Under Constr	Not Strtd	Total Outst		
Battle BA-R-0228 SU699735 0.27	361-363 Oxford Road RG30 1AY	151847 FUL Mr Philip Anderson	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Erection of two storey building comprising an A1 (retail) unit at ground floor level and four residential flats at ground and first floor level, following demolition of the existing building. Size: S
Battle BA-R-0229 SU694735 0.02	4 Wilton Road RG30 2SS	160283 CNV Landwood Group	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 two bedsits into a single residential dwelling. Size: S
Battle BA-R-0230 SU697736 0.03	350 Oxford Road RG30 1AQ	140041 COU Mr Dalbir Sandhu	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use to 2 self-contained flats (retrospective) Size: S
Battle BA-R-0231 SU703733 0.01	11 Ormsby Street RG1 7YR	160730 CLE Mr Alexis Alstrom	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 as 2 self-contained flats (Class C3). Size: S
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-0233 SU696736 0.43	471-473 Oxford Road RG30 1HF	141908 CNV 467 Oxford Road 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	Flat conversion from one, two bedroom flat to one, one bedroom flat and one studio flat Size: S
Battle BA-R-0234 SU704732 0.03	51a Lorne Street RG1 7YW	150057 COU Mr Graham Tindell	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use of first floor from B1(c) (light industrial) to C3 (dwellinghouses) to comprise 1 x 1 bedroom flat and the installation of an integral garage on the ground floor (retrospective) Size: S
Battle BA-R-0235 SU700735 0.01	1 Beresford Road RG30 1DE	151789 CNV Mr Bashir Ahmed	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Convert existing house into 2 no. flats (1 entry at front and 1 entry at rear). 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 16-17	Under Constr	Not Strtd	Total Outst		
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. See 151866 (Non-Residential Commitments) for additional development. Size: S
Battle BA-R-0237 SU701736 0.01	44 Curzon Street RG30 1DB	161776 CLE Alexis Alstrom	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use of property as 2 x 1 bedroom flats Size: S
Battle BA-R-0238 SU698732 0.01	41 Prince of Wales Avenue RG30 2UH	161424 CLE Mr Daniel Hageman	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 2 x 1 bedroom self-contained flats 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	0 0 0	0 0 0	0 0 0	5 0 5	5 0 5	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-0240 SU704734 0.02	227 Oxford Road RG1 7PX	162163 CNV Launchpad Reading	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 existing 5 bedroom house in multiple occupation (C4 use class) to become 2no. 2 bedroom flats (C3A use class) with associated cycle and bin storage accommodation. Size: S
Battle BA-R-0241 SU704734 0.02	223 Oxford Road RG1 7PX	170023 PRA GS Property Developments Ltd	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Prior approval for change of use at part ground floor (front) level from Class A1 (shops) to C3 (dwelling houses) to comprise 1 studio flat. Size: S
Battle BA-R-0242 SU693740 0.05	Land adjoining 9 Thornton Road and 37 Gordon Place RG30 1LA	150412 FUL Mrs 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	2 x new 3 bedroom houses on land adjoining 9 Thornton Mews & 37 Gordon Place, Reading Size: S
Battle BA-R-0243 SU694734 0.03	81 Wantage Road RG30 2SN	151749 CNV Resi-solutions	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 the existing dwelling to 2 x 2 bedroom flats Size: S

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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-0160 SU715746 0.07	Former Arthur Legge Centre Wolsey Road Caversham RG4 8BY	121506 FUL Lock End Investments Limited	New Build De/C/COU NET	8 0 8	8 0 8	8 0 8	0 0 0	0 0 0	0 0 0	Erection of a block of 8 flats (six 2-bed flats, one 1-bed flat and a studio flat) together with parking, amenity space and landscaping, following the demolition of the existing building (resubmission of 120892). Size: S
Caversham CA-R-0165 SU713748 0.05	The Old Bakehouse Wellington House Caversham RG4 7QF	110796 FUL Mulhern Properties Limited	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	7 0 7	0 0 0	7 0 7	Demolition of existing industrial building and erection of 7 no. 1 bed dwellings. Size: S
Caversham CA-R-0170 SU711747 0.01	16 Bridge Street Caversham RG4 8AA	140418 PRA Atlantis Holdings Limited <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use of first floor from Class B1 (a) (offices) to C3 (dwelling houses) Size: S
Caversham CA-R-0171 SU712748 0.02	16 Church Street Caversham RG4 8AU	151230 PRA Mr Geoff Day	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Prior approval for change of use of 1st and 2nd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 X 1 bed flats. Size: S
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-0173 SU715749 0.04	58 Prospect Street Caversham RG4 8JN	152256 COU Mrs M Chopra	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	For the proposed change of use from 6 bedroom House in Multiple Occupation (C4) to 7 bedroom House in Multiple Occupation (Sui Generis use). Size: S
Caversham CA-R-0175 SU714747 0.01	40 Church Street Caversham RG4 8AU	111745 FUL Ashley Blooms <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Conversion of ground floor workshop to office and erection of studio flat above. Internal alterations to existing and single storey extension. Size: S

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Caversham CA-R-0176 SU711748 0.14	Caversham House 13-17 Church Road Caversham RG4 7AA	152176 COU Gainskill Ltd	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of part of ground floor from B1(a) to 2 x 1-bed flats Size: S
Caversham CA-R-0177 SU715749 0.03	66 Prospect Street Caversham RG4 8JN	151875 CNV Mr Miroslav Bogdantsaliev	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Replacement of existing single storey extension to rear with new extension, to be partially single storey and partially two storeys, totalling 35 sqm additional floor area. Internal alterations and refurbishments converting 7 existing flats into 9. Size: S
Caversham CA-R-0178 SU723749 0.02	Corner House 1 Donkin Hill Caversham RG4 5DG	161073 COU Mr Nigel Joyner	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 a Charity Office (B1) at ground floor to 2No. residential units (C3) Size: S
Caversham CA-R-0179 SU724746 0.02	17 Star Road Caversham RG4 5BG	161093 CLE Paul Stevens	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Application for a lawful development certificate for existing use of building as 2 flats Size: S
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
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. Size: S
Church CH-R-0067 SU725709 0.08	85 Cressingham Road RG2 7RX	121448 FUL Mr P Singh Kularia	New Build De/C/COU NET	4 -1 3	0 0 0	0 0 0	0 0 0	4 -1 3	4 -1 3	Demolition of existing building and erection of a 2 storey building containing 4 x 2 bedroom flats. Size: S
Church CH-R-0068/1 SU732702 0.05	1 Lacewood Gardens RG2 8JW	141683 COU Mr And Mrs Ashworth <i>Superseded</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use from Dwellinghouse (C3) (168 sq m) to Sui Generis large House in Multiple Occupation for eight persons. Superseded by 150042 for alternative involving extension against which figures are counted. Size: S

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			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
Church CH-R-0068/2 SU732702 0.05	1 Lacewood Gardens RG2 8JW	150042 FUL Mr And Mrs Ashworth	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Change of use from C3 dwellinghouse to Sui Generis large HMO for ten persons with single storey side and rear extensions. Supersedes 141683 for alternative involving change of use only. 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 the provision of 2 no. off-street car parking spaces utilising the existing vehicular access, with allocated cycle and bin storage Size: S
Church CH-R-0071 SU731710 0.04	8 Cressingham Road RG2 7JE	151577 FUL Mr Martin Higgins	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 bungalow and erection of 2 new dwellings. 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	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of one detached 4 bed dwelling and detached garage to rear of existing dwelling, served by new driveway (resubmission of application 151675). 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	0 0 0	1 0 1	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. Size: S
Katesgrove KA-R-0118 SU721717 0.06	62-64 Northumberland Avenue RG2 7PW	120100 EXT KLK Estates	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 4 4	0 0 0	0 4 4	Application for the extension of the time limit for implementation of planning permission 080252 for the change of use of 62 and 64 Northumberland Avenue to six self contained flats (listed as lapsed in 2012). Size: S
Katesgrove KA-R-0159 SU718724 0.09	The Woodley Arms Ph Waldeck Street RG1 2RF	140524 FUL Mr Richard Burlton	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Conversion and change of use of Public House (A4 & C3) to four residential flats (C3). Size: S
Katesgrove KA-R-0165 SU718730 0.06	83-85 London Street RG1 4QA	141720 PRA Irongate Property Asset Management Services Ltd	New Build De/C/COU NET	0 11 11	0 0 0	0 0 0	0 0 0	0 11 11	0 11 11	Change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 6 studio flats, 4 x 2 bed flats and 1 x 1 bed flat. Size: M

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Katesgrove KA-R-0168 SU717728 0.03	34-36 Crown Street RG1 2SE	160090 PRA Wallwork Wainwright LLP	New Build De/C/COU NET	0 14 14	0 0 0	0 0 0	0 14 14	0 0 0	0 14 14	Prior approval for change of use of building from Class B1 (a) (offices) to Class C3 (dwelling houses) to comprise of 14 studio dwellings. See also prior approval 150457 for alternative development for 4 flats. Size: M
Katesgrove KA-R-0170 SU717727 0.01	Ibex House, 85 Southampton Street RG1 2QU	151145 PRA Mr Zafar Iqbal	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Prior approval for change of use of building from Class B1 (offices) to C3 (dwellinghouses) to comprise of 6 x 1 bed flats. Size: S
Katesgrove KA-R-0171/1 SU719731 0.03	Brightwell House 40 Queens Road RG1 4AU	161611 COU Mr & Mrs Anthony and Susan Sandall	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of first and second floors from office (Class A2) to 2x1-bed residential units (Class C3) and associated works. See 151183 for previous permission for conversion for 2 units. Size: S
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 0 0	0 0 0	0 1 1	0 0 0	0 1 1	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
Katesgrove KA-R-0171/3 SU719731 0.01	Brightwell House 40 Queens Road RG1 4AU	161614 COU Mr & Mrs Anthony and Susan Sandall	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 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
Katesgrove KA-R-0172 SU718731 0.04	49-53 London Street RG1 4PS	150596 COU Wallmer Asset Management Ltd	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Change of use from B1 offices to mixed B1 offices and three C3 self-contained flats, change of use of A1 hairdressers to A2 beauty salon (No. 53, GF only), roof lights to rear elevation and rear courtyard elevation and alterations to fenestration. Size: S
Katesgrove KA-R-0173 SU718730 0.01	88 London Street RG1 4SJ	131560 COU Mr R Galot	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Proposed change of use from office to dwelling house. Size: S
Katesgrove KA-R-0174 SU718727 0.11	40 Silver Street RG1 2ST	150885 FUL Hurst Development Solutions	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	0 0 0	14 0 14	14 0 14	Redevelopment of 40 Silver Street, demolition of existing light industrial building and erection of 14 flats (8x2bed & 6x1 bed) including 14 parking spaces and landscaping. Size: M

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			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
Katesgrove KA-R-0175 SU718731 0.01	3 London Court East Street RG1 4QL	160157 PRA Mr C Wells	New Build	0	0	0	0	0	0	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1x one bed and 1x two bed apartments. Size: S
			De/C/COU	2	2	2	0	0	0	
			NET	2	2	2	0	0	0	
Katesgrove KA-R-0176 SU717731 0.01	52 London Street RG1 4SQ	140589 FUL Ms A Summers	New Build	0	0	0	0	0	0	Change the use of the building from a mixed A1 and D1 use to C3 dwellinghouses in the form of 3x1-bed flats with associated cycle storage. Re-submissions of applications referenced 131331 & 1332. Size: S
			De/C/COU	3	0	0	0	3	3	
			NET	3	0	0	0	3	3	
Katesgrove KA-R-0177 SU717726 0.01	154 Southampton Street RG1 2RD	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	0	0	0	7	7	
			NET	7	0	0	0	7	7	
Katesgrove KA-R-0178 SU717729 0.01	6A Church Street RG1 2SB	160999 COU Beenlore Limited	New Build	0	0	0	0	0	0	Change of use from offices to residential Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Katesgrove KA-R-0179 SU717727 0.01	111 Southampton Street RG1 2QZ	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	0	0	0	2	2	
			NET	2	0	0	0	2	2	
Katesgrove KA-R-0180/1 SU718732 0.13	Building 1 New Century Place East Street RG1 4QJ	161601 PRA Studios Building (Reading) Ltd	New Build	0	0	0	0	0	0	Prior approval for change of use from Class B1(a) to C3 (dwelling houses) to comprise of 75 individual, self-contained studio and twodio apartments. Size: M
			De/C/COU	75	0	0	0	75	75	
			NET	75	0	0	0	75	75	
Katesgrove KA-R-0180/2 SU719732 0.17	Building 2 New Century Place East Street RG1 4ET	161602 PRA Studios Building (Reading) Ltd	New Build	0	0	0	0	0	0	Prior approval for change of use from Class B1(a) to C3 (dwelling houses) to comprise of 58 individual, self-contained studio and twodio apartments. Size: M
			De/C/COU	58	0	0	0	58	58	
			NET	58	0	0	0	58	58	
Katesgrove KA-R-0181 SU720731 0.03	52 Queens Road RG1 4AU	161066 FUL Mr Michael Phillips	New Build	0	0	0	0	0	0	Enlargement and residential conversion of basement to form one self-contained flat. Size: S
			De/C/COU	1	0	0	0	1	1	
			NET	1	0	0	0	1	1	

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Katesgrove KA-R-0182 SU715725 0.01	32 Alpine Street RG1 2QA	161570 CNV Mr Antonio Caniparoli	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 newly built basement into an independent flat Size: S
Katesgrove KA-R-0183 SU720723 0.01	43 Whitley Street RG2 0EG	161699 COU Mr Asim Aziz	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	COU of front part GF gym (D2 use) to A1, rear part GF to residential 1x 1-bed flat. Front part of 1st floor/2nd floor to 1x2-bed flat & rear part of first floor to 1x1-bedflat.Authorised use of first floor was always residential, so net gain is reduced by one. Size: S
Katesgrove KA-R-0184 SU721721 0.05	4 Glebe Road RG2 7AG	162254 COU Mr Jas Roopra	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 dental surgery (D1) at ground floor to a 1 bed flat (C3) Size: S
Katesgrove KA-R-0185 SU714724 0.01	106 Elgar Road RG2 0BN	161605 CLE Ms Deborah Ashton	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use as two flats Size: S
Katesgrove KA-R-0186 SU719730 0.04	9 Southern Court South Street RG1 4QS	162305 PRA Wallwork Sturmer LLP	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 Class C3 (dwelling houses) to comprise 16 self contained flats. Size: M
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	0 0 0	1 0 1	1 0 1	Construction of one bedroom end of terrace dwelling Size: S
Katesgrove KA-R-0188 SU718726 0.02	1 The Old British School 153 Southampton Street RG1 2BL	151473 CNV Alexander James Homes	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	The conversion of a single existing 2 bed dwelling into 1 x 1 bedroom flat and 1 x studio flat, including internal alterations only to the listed building. Size: S
Kentwood KE-R-0092 SU672752 0.19	1025 - 1027 Oxford Road Tilehurst RG31 6TL	70937 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

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Kentwood KE-R-0094 SU671754 0.10	Land Adjacent The Roebuck Ph Oxford Road Tilehurst RG31 6TG	121457 FUL Elite Homes Ltd	New Build De/C/COU NET	11 0 11	11 0 11	11 0 11	0 0 0	0 0 0	0 0 0	Erection of a 2 and a half storey building with car parking comprising 11 apartments (8 x two bed and 3 x one bed). Size: M
Kentwood KE-R-0110 SU674749 0.05	217 Kentwood Hill Tilehurst RG31 6JD	150592 COU Mr Michael Phillips	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Demolition of garage with replacement side porch and changes to ground floor windows with internal alterations. Change of use from single dwelling to a large HMO (sui generis). Size: S
Kentwood KE-R-0111 SU672750 0.05	N of 38 Oak Tree Rd & between 103-10 Overdown Road Tilehurst RG31 6JX	150162 FUL G S Property Developers Ltd	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of two storey detached house and garage. Size: S
Kentwood KE-R-0112 SU669741 0.07	14-16 Armour Road Tilehurst RG31 6HN	120880 FUL Mr E A Richardson	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Demolition of existing B1 industrial unit & construction of three 1 bedroom houses and one 2-bedroom house with parking, bin & cycle stores. Size: S
Kentwood KE-R-0113/1 SU673747 0.20	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	121480 FUL Mrs Abida Saood <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Demolition of existing church buildings and construction of 2 x 4-bed detached dwellings (Resubmission of 121369). 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. Size: S
Kentwood KE-R-0114 SU689739 0.08	The Pond House PH 738 Oxford Road RG30 1EH	150539 FUL Enterprise Inns PLC	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Development of 3 houses on land to rear of public house 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

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Kentwood KE-R-0117 SU673751 0.07	993 Oxford Road Tilehurst RG31 6TL	152075 COU B. Carers	New Build	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. Proposed first floor rear extension to rear and dormers and rooflight to front. 141355 is alternative proposal for five self Size: S
			De/C/COU	6	0	0	6	0	6	
			NET	6	0	0	6	0	6	
Mapledurham MA-R-0012 SU700752 0.34	Highfield Upper Warren Avenue Caversham RG4 7EJ	080077 EXT Mr Raymond A Clamp <i>Lapsed</i>	New Build	0	0	0	0	0	0	Demolition of the existing building and erection of two dwellings. See 110662 for extension of time. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	0	0	0	0	0	0	
Mapledurham MA-R-0018/1 SU702750 0.30	8 Grass Hill Caversham RG4 7TJ	121361 FUL Mr And Mrs S Bartlett <i>Lapsed</i>	New Build	0	0	0	0	0	0	Erection of new 3-bedroom dwelling with garage. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	0	0	0	0	0	0	
Mapledurham MA-R-0018/2 SU702750 0.30	8 Grass Hill Caversham RG4 7TJ	131779 FUL S Bartlett	New Build	1	0	0	0	1	1	Replacement of existing dwelling with new dwelling. Size: S
			De/C/COU	-1	0	0	0	-1	-1	
			NET	0	0	0	0	0	0	
Mapledurham MA-R-0019 SU698752 0.04	Heath Point Upper Warren Avenue Caversham RG4 7ED	140083 FUL Mr Gary Head	New Build	1	1	1	0	0	0	Demolition of existing dwelling and replacement with new single family house. Size: S
			De/C/COU	-1	-1	0	0	0	0	
			NET	0	0	1	0	0	0	
Mapledurham MA-R-0110 SU697761 0.09	180 Upper Woodcote Road Caversham RG4 7JU	150980 FUL Bentier Homes Ltd	New Build	1	1	1	0	0	0	Demolition of existing bungalow and erection of two-storey dwelling with integral garage and associated works. Size: S
			De/C/COU	-1	-1	0	0	0	0	
			NET	0	0	1	0	0	0	
Mapledurham MA-R-0111 SU700758 0.11	99 St Peter's Avenue Caversham RG4 7DP	150172 FUL Mr & Mrs Boyes	New Build	2	2	2	0	0	0	Demolition of existing house and replacement with 2x2 storey houses (re-submission of application 141497). Size: S
			De/C/COU	-1	-1	0	0	0	0	
			NET	1	1	2	0	0	0	
Mapledurham MA-R-0112 SU702758 0.18	37 Richmond Road Caversham RG4 7PR	150753 FUL Hayward Nevitt	New Build	2	0	0	0	2	2	Demolition of existing 4 bed bungalow and replacement with 2x5 bed properties, including highways and landscaping. Re-submission of refused application 141660. Size: S
			De/C/COU	-1	0	0	0	-1	-1	
			NET	1	0	0	0	1	1	

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Mapledurham MA-R-0113 SU696758 0.06	Wroxham Blagrove Lane Caversham RG4 7DZ	152096 FUL P V James Construction Ltd	New Build	1	0	0	0	1	1	Demolition of existing bungalow and replacement with new dwelling Size: S
			De/C/COU	-1	-1	-1	0	0	0	
			NET	0	-1	-1	0	1	1	
Minster MI-R-0126 SU713726 0.63	5 - 9 Berkeley Avenue RG1 6EL	101656 EXT Lok'n Store Ltd	New Build	112	0	0	0	112	112	Extension of time for 070256 for redevelopment of storage premises for 112 flats. Allowed on appeal. Demolition complete. Size: M
			De/C/COU	0	0	0	0	0	0	
			NET	112	0	0	0	112	112	
Minster MI-R-0141 SU697726 0.38	62-79 Armadale Court Westcote Road RG30 2DF	131528 FUL Mr Mark Wainwright	New Build	8	0	0	0	8	8	Erection of 6 x 2 bedroom flats and 2 x 3 bedroom flats above the existing building. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	8	0	0	0	8	8	
Minster MI-R-0147 SU706726 0.03	Fawley Surgery, 12 Coley Avenue RG1 6LQ	141692 COU Mr George Benn	New Build	0	0	0	0	0	0	Conversion of first floor from residential accommodation ancillary to a chiroprapist to one bedroom self contained flat. Size: S
			De/C/COU	1	0	0	0	1	1	
			NET	1	0	0	0	1	1	
Minster MI-R-0148 SU704723 1.91	Government Buildings, Coley Park Wensley Road RG1 6LY	151173 FUL Taylor Wimpey UK Ltd	New Build	71	0	0	31	40	71	Residential development consisting of 71 residential dwellings (20 apartments) with associated landscaping, open space, parking and access following the demolition of the existing office buildings. Size: L
			De/C/COU	0	0	0	0	0	0	
			NET	71	0	0	31	40	71	
Minster MI-R-0149 SU709728 0.26	1 Castle Crescent RG1 6AQ	151924 FUL Mr R Brown	New Build	8	0	0	0	8	8	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
			De/C/COU	4	0	0	0	4	4	
			NET	12	0	0	0	12	12	
Minster MI-R-0150 SU703729 0.02	First Floor 65b Brunswick Street RG1 6NY	161902 PRA Mrs Sandie Cowan	New Build	0	0	0	0	0	0	Prior approval for change of use of first floor only from Class B1(a)(offices) to C3 (dwellinghouses) to comprise of one dwelling. Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Minster MI-R-0151 SU703730 0.10	Helena House Brownlow Road RG1 6NP	161420 COU Mrs M Dench	New Build	0	0	0	0	0	0	Change of use from Sui Generis HMO to a mixed use comprising 4 x C1 serviced apartments and 9 x C3 residential flats, including partial demolition of existing building, provision of access, parking and soft landscaping. Size: S
			De/C/COU	9	0	0	9	0	9	
			NET	9	0	0	9	0	9	

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Minster MI-R-0152 SU709729 0.03	15 Coley Hill RG1 6AE	162026 CNV Mrs Maria Agustina Tulloch	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	Work to turn two flats back into a single dwelling. Alterations to doors and windows and replacement of a conservatory with railings. Size: S
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	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Demolition of pool complex and erection of a building comprising of four 2x bed flats and four car parking spaces. Size: S
Norcot NO-R-0068 SU683735 16.40	Dee Park Estate Spey Road	091606 OUT Dee Park Partnership	New Build De/C/COU NET	705 -363 342	515 -271 244	44 0 44	0 0 0	190 -92 98	190 -92 98	Demol flats, centre, school, pub. Erect dwellings, community uses, retail, primary school. OUT 091606 for 705 units, with details for Ph 1 (092084 & 091899 - 264 units), Ph 2a (110612 - 106) and Ph 2b (131056 - 145). Demol of pub counted 2011. Size: L
Norcot NO-R-0075 SU694736 0.08	Groveland Baptist Church 553 553 Oxford Road RG30 1HJ	121716 FUL Reading Community Church <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 church buildings, construction of a new 3 storey church building for worship/meeting rooms, offices, cafe, and 2 retail shop units. Attached residential, comprising 1x one bedroom flat, 1x two bedroom flat, and 1x studio flat. Size: S
Norcot NO-R-0077 SU691732 0.05	45 Westbourne Terrace RG30 2RP	130685 FUL Mr Adam Girdler	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Demolition of garage/workshop and erection of single storey 2-bed dwelling. Size: S
Norcot NO-R-0078 SU687730 0.21	330 Tilehurst Road RG30 2NG	141971 FUL Gables Homes Ltd	New Build De/C/COU NET	10 -2 8	0 -2 -2	0 -2 -2	10 0 10	0 0 0	10 0 10	Demolition of existing commercial buildings and redevelopment of site to provide 10 x 2-bedroom apartments for the elderly and associated car parking and landscaping (amended description) Size: M
Norcot NO-R-0081 SU694737 0.01	553a Oxford Road RG30 1HL	131181 FUL Tony Thorpe Associates	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 disused public conveniences to a self-contained residential unit falling within use class C3. Size: S
Norcot NO-R-0082 SU691736 0.02	75 Beecham Road RG30 2RB	160163 CLE Mr Tyrone Jordan	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Lawful Development Certificate for existing use as 4 x 1 bedroom self contained flats Size: S

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			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
Norcot NO-R-0083 SU688731 0.04	104 Water Road RG30 2NN	160370 CNV Mrs J Dhuna	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of existing dwelling into 1 x 2-bedroom and 1 x 3-bedroom dwellings. Size: S
Norcot NO-R-0084 SU690738 0.01	12a Shaftesbury Road RG30 2QP	161091 FUL Elegant Homes (Goring) 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	Partial demolition of existing building and erection of new single storey structure with change of use of building from B1(c) to 2-bed dwelling with associated car parking. Size: S
Norcot NO-R-0085/1 SU689734 0.02	137 Waverley Road RG30 2QD	161858 CLE Messrs Lika and Panchal	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Use of the property as 2 flats comprising a ground floor 1-bed unit and a first/second floor 3-bed unit, all with access through a hall way from the side of the property. Size: S
Norcot NO-R-0085/2 SU689734 0.02	137 Waverley Road RG30 2QD	161764 CNV Messrs Lika and Panchal	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Addition of mansard roof to the rear of the property and the creation of a third flat (resubmission of 152129). Size: S
Norcot NO-R-0086 SU694736 0.03	Elgee Plastics Ltd Wilson Road RG30 2RS	160180 FUL Mr Bradley McCouid	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 commercial premises and erection of 3 no. 2-bedroom terraced houses (use class C3) 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	0 0 0	12 0 12	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

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Norcot NO-R-0089 SU692732 0.02	162 Wilson Road RG30 2RW	151505 PRA Meredene 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	Prior Approval for change of use from storage (B8) to residential (C3), converting 96 sqm of storage into 2 x 1 bed dwellings. Size: S
Park PA-R-0095/1 SU734730 0.04	34 Wokingham Road RG6 1JH	131688 REM Mr Yasien & Raheel Rashid	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	REM for 101291 for redevelopment of site from light industrial to residential comprising two semi detached houses. See 141495 for additional development. Size: S
Park PA-R-0095/2 SU734730 0.03	34 Wokingham Road RG6 1JH	141496 REM Mr Yasien & Raheel Rashid	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Application for approval of reserved matters for outline 110147 (Outline application for demolition of existing office and out buildings and erection of one pair of semi detached houses). Size: S
Park PA-R-0099 SU730733 0.01	1 Woodstock Street RG1 3JU	110439 COU Mr N Tsiredes	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use of commercial building to one bedroom flat with associated building works. Size: S
Park PA-R-0107 SU742727 0.03	67 Brighton Road RG6 1PS	140463 FUL Mr R Reed	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 -1 -1	3 0 3	0 0 0	3 0 3	Demolition of existing bungalow and erection of 3 terraced houses (resubmission of application 130569/FUL). Size: S
Park PA-R-0108 SU735733 0.01	345 London Road RG1 3PB	152283 CNV Blue Infinity Property Solutions	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 building from 2 flats to 3 flats (1 x 2 bed and 2 x 1 bed) including internal reconfiguration, insertion of front rooflights and rear dormer window. Size: S
Park PA-R-0109/1 SU729733 0.02	58 Orts Road RG1 3JS	160457 CLE Blue Infinity Group	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Former single dwelling house converted into 2 No. Flats consisting of a maisonette flat (ground and first floor) and basement flat. See 161651 for subsequent conversion. Size: S
Park PA-R-0109/2 SU729733 0.03	58 Orts Road RG1 3JS	161651 CNV Blue Infinity Property Group	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 conversion of existing building from 2 to 3 flats (1 x 2 bed and 2 x 1 bed) with ground and first floor rear extensions, rear dormer roof extension and front roof lights. See 160457 for existing conversion to flats under CLE. Size: S

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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 0 0	0 2 2	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
Park PA-R-0111 SU740727 0.01	28 Norris Road RG6 1NJ	160660 CLE Mr H Bhatthal	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness of existing use as 2 self-contained flats. Size: S
Park PA-R-0112 SU742727 0.01	80a Brighton Road RG6 1PS	161131 PRA Balfours	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(a) (Offices) to C3 (dwelling houses) to comprise of 1 x 2 bed flat. Size: S
Park PA-R-0113 SU741728 0.02	121 Grange Avenue RG6 1DL	161481 PRA Mr Ravi Adora	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Prior approval for change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 x 1 bed flat. Size: S
Park PA-R-0114 SU744721 0.04	29 Church Road Earley RG6 1EY	161477 COU Mr Lee Hill	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Retrospective change of use from C3 dwelling house to 1 bed self-contained basement flat and change of use from C3 dwelling house at ground, first and second floors to seven person large Sui Generis HMO. No net change in dwellings. Size: S
Park PA-R-0115 SU733735 0.01	83 Norton Road RG1 3QH	161323 CLE Mr R Buckley	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use of property as 2 x 1 bedroom flats Size: S
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-0118 SU736734 0.02	377 London Road RG1 3PB	161647 CNV Blenheim and Chester Developments Ltd	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 1	0 1 1	Proposed conversion of existing building from 2 to 3 residential units (1 x 2 bed and 2 x 1 bed) with front roof lights and rear dormer window Size: S

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Park PA-R-0119 SU736734 0.04	Land adjacent to 102 Radstock Road RG1 3PR	161410 FUL Tilak Raj Bassi & Narinder Kaur Tamber	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-bedroom detached house in land to the south of 102 Radstock Road. Proposed new drop kerb on Liverpool Road to create access for new dwelling. Size: S
Park PA-R-0120 SU731736 0.01	121 Liverpool Road RG1 3PN	161765 CLE Ms Aletia Alstrom	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Existing use as two self-contained one bedroom flats 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
Peppard PE-R-0103 SU719765 0.09	7 School Lane Emmer Green RG4 8LL	130269 FUL Mr Cyrus Goodall <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Demolition of existing dwelling and detached garage and construction of a new dwelling and detached garage. Size: S
Peppard PE-R-0104 SU731756 0.08	8 Woods Road Caversham RG4 6NA	130487 FUL Mr Philip and Michael Brett	New Build De/C/COU NET	2 -1 1	1 -1 0	1 -1 0	1 0 1	0 0 0	1 0 1	Demolition of existing dwelling and erection of 2 x 5 bedroom detached houses with garages. Size: S
Peppard PE-R-0107 SU731756 0.03	11 Hawthorne Road Caversham RG4 6LY	141292 OUT Caversham Homes Ltd	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Proposed 3 bedroom detached dwelling (Access, Layout and Scale only). See 150158 for approval of reserved matters. 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	0 0 0	0 0 0	1 0 1	Outline application for the erection of additional 1-bedroom self-contained dwelling house (access, appearance, layout and scale) (resubmission of 140476/OUT). Size: S
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	0 0 0	0 0 0	0 0 0	1 0 0	1 0 1	Erection of 1 x 3-bed dwelling with integral garage on land adjacent No. 4 Shakespeare Close. Size: S

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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	0 0 0	1 0 1	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-0111 SU732758 0.07	26 Woods Road Caversham RG4 6NA	160059 FUL BuildVantage 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 x 4-bed dwellings with associated vehicle parking and cycle storage. New access from highway. 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 1	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 (Resubmission of 150015) Size: S
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 -1 -1	0 0 0	1 0 1	1 0 1	Replace existing residential dwelling with new build residential home Size: S
Redlands RE-R-0105/1 SU725731 0.12	79 London Road Eldon Terrace RG1 5BY	041115 CNV Dr Shahid Sharif	New Build De/C/COU NET	6 4 10	0 4 4	0 0 0	6 0 6	0 0 0	6 0 6	Conv 79 London Road to 4 flats, demol of existing hall erect 2-storey extension for 2 further flats, demol of the car wash for 4 flats, access and car parking. Conversion previously completed. 110363 was alternative block at rear for 6 flats, now lapsed. Size: M
Redlands RE-R-0105/2 SU726731 0.04	34 Eldon Terrace RG1 4DX	110363 EXT Rowe Property Investments <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Extension of the time limit of 060719 for the demolition of existing building and erection of 2 storey building with accommodation to form 4 x 1-beds flats and 2 x 2-bed flats and associated cycle stores. Lapsed. Size: M
Redlands RE-R-0152 SU729731 0.02	137 London Road RG1 4SJ	111736 FUL Dr Sundeep Singh	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Proposed change of use from three self-contained one-bedroom flats and five bedsits with shared bathroom facilities, to four self-contained studio flats, one self-contained one-bedroom flat and one self-contained two-bedroom flat. Size: S
Redlands RE-R-0157 SU727724 2.07	Wells Hall Upper Redlands Road RG1 5JF	140428 REM The University Of Reading	New Build De/C/COU NET	34 0 34	17 0 17	17 0 17	17 0 17	0 0 0	17 0 17	Reserved matters for 121820 for demolition of ahalls of residence and associated buildings and redevt to provide 34 dwellings, open space, landscaping, accesses to Upper Redlands Road and all associated works. See 160846 for further REM. Size: M

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Redlands RE-R-0164 SU727732 0.01	Clock House 286 Kings Road RG1 4HP	140594 PRA Serrate Limited T/A ITS	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats. Size: S
Redlands RE-R-0165/1 SU724732 0.32	Hanover House 202 Kings Road RG1 4NN	141343 PRA Adelais Property Limited	New Build De/C/COU NET	0 68 68	0 68 68	0 68 68	0 0 0	0 0 0	0 0 0	Excluding the fourth floor, change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise up to 80 x 1 bed units and 10 x 2 bedroom units. 68 homes actually delivered. Size: M
Redlands RE-R-0165/2 SU724732 0.32	Hanover House 202 Kings Road RG1 4NN	150229 COU Adelais Property Limited	New Build De/C/COU NET	0 14 14	0 14 14	0 14 14	0 0 0	0 0 0	0 0 0	Change of use of fourth floor to residential use (Class C3) to provide 14 residential units and associated works. Size: M
Redlands RE-R-0167 SU729731 0.03	320 Kings Road RG1 4JG	142010 PRA Mr M Jarmoszuk	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use of part ground floor, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise one residential unit. Size: S
Redlands RE-R-0168 SU734723 0.53	1A Upper Redlands Road RG1 5JJ	150890 FUL The University Of Reading	New Build De/C/COU NET	10 0 10	0 0 0	0 0 0	4 0 4	6 0 6	10 0 10	Demolition of existing industrial units (B1 Use) and the development of 10 residential units for staff accommodation in connection with The University of Reading, associated car parking, bin stores, access and landscaping. Size: M
Redlands RE-R-0169 SU723716 0.06	29 Newcastle Road RG2 7TN	151171 COU Brett Property Developments Ltd	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 -1 -1	0 0 0	0 -1 -1	Change of use to a 9 bedroom House in Multiple Occupation with part single storey and part two storey side and rear extensions (re-submission of 150287). Size: S
Redlands RE-R-0170 SU721729 0.45	University of Reading London Road RG1 5AQ	150730 COU Thomas Homes and University of Reading	New Build De/C/COU NET	0 53 53	0 0 0	0 0 0	0 53 53	0 0 0	0 53 53	Proposed conversion and alteration of existing buildings to residential use (53 dwellings) together with car and cycle parking, landscaping and bin stores. Size: M
Redlands RE-R-0171 SU731727 0.02	61 Addington Road RG1 5PZ	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

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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 0 0	0 3 3	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-0174 SU730730 0.01	29 Blenheim Road RG1 5NG	170073 CLE Mr Ishtiaq Chechi	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use of property as 2 x 1 bedroom flats 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	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	3 self-contained flats next to existing building. Size: S
Redlands RE-R-0176 SU722716 0.05	68 Northumberland Avenue RG2 7PS	152275 FUL Mr Paul Riat	New Build De/C/COU NET	2 1 3	0 0 0	0 0 0	2 1 3	0 0 3	2 1 3	Demolition of existing ground floor rear / side extension. Erection of new ground floor rear / side extension, first floor side and rear extension and erection of rear dormer to facilitate 3no self contained flats - use class C3. Also the erection of a new Size: S
Southcote SO-R-0063 SU676725 0.09	30 Cockney Hill Tilehurst RG30 4EU	121408 FUL Mr Shaun Roberts	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 0 0	1 0 1	0 0 1	1 0 1	Demolition of existing bungalow and reconstruction to provide chalet bungalow (resubmission of planning application 110927). Size: S
Southcote SO-R-0069 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	0 0 0	0 0 0	0 0 0	8 0 8	8 0 8	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. 141363 is alternative permission for 3 x 3 bed houses and 2 x 2 bed maisonettes. Size: S
Southcote SO-R-0070 SU695721 0.05	71 Southcote Lane RG30 3AQ	151479 FUL Mr Sean Joyce	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Construction of a new detached house in the land adjacent to 71 Southcote Lane following demolition of existing outbuildings. Size: S

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Southcote SO-R-0071 SU678723 0.06	2 Fontwell Drive RG30 4QR	151496 FUL Mr T Parris	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of a 2 bedroom Bungalow. 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	0 0 0	0 0 0	35 0 35	83 0 83	118 0 118	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
Thames TH-R-0149 SU711758 0.02	322 Hemdean Road Caversham RG4 7QS	151194 PRA Cathedral Developments Limited	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Prior approval for change of use of ground floor from A1 (retail, 77 sqm) to C3 (dwelling house) to comprise of 1 x 2 bed flat. Size: S
Thames TH-R-0150 SU711770 0.08	Land rear of 48 Highdown Hill Road Caversham RG4 8QP	141145 FUL Mr & Mrs G Roberts	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Proposed new dwelling. Size: S
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	0 -1 -1	0 -1 -1	1 0 1	0 0 0	1 0 1	Demolition of existing house and construction of new private dwelling. Size: S
Thames TH-R-0152 SU711758 0.02	324 Hemdean Road Caversham RG4 7QS	162209 PRA Cathedral Developments Limited	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 A1 (shops) to C3 (dwellinghouses) to comprise 1 x 2-bed flat. Size: S
Tilehurst TI-R-0141/1 SU672738 0.05	Rear Of 52 Norcot Road Tilehurst RG30 6BU	140249 REM Mr Sanjay Sharma <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	REM relating to 101083 for 3 bedroom detached house with 2 parking spaces and new access and demolition of outdoor store (access and layout only). Size: S
Tilehurst TI-R-0145 SU674737 0.08	Silver Birches Sanctuary Close Tilehurst RG30 4XF	110413 FUL Mr Andy Deacon	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 0 0	3 0 3	0 0 0	3 0 3	Demolition of existing house and detached garage to erect three detached two bed houses. Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 16-17	Under Constr	Not Strtd	Total Outst		
Tilehurst TI-R-0148 SU666739 0.03	Rear Of 67 Victoria Road Tilehurst RG31 5AB	140047 REM A4 Building & Project Management	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Reserved matters (Access, Appearance, Landscaping, Layout & Scale) application relating to demolition of existing storage shed and erection of 1 x single-storey dwelling pursuant to planning permission 120087. Size: S
Tilehurst TI-R-0166 SU661740 0.03	53 Westwood Glen Tilehurst RG31 5NW	152100 FUL Mr David Heath	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 3 bedroom attached dwelling on existing residential garden land adjacent to 53 Westwood Glen. See 140719 for alternative development for one house. Size: S
Tilehurst TI-R-0167 SU668741 0.02	39a Armour Road Tilehurst RG31 6HA	160112 PRA Mr Paul Humpreys	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Prior approval for change of use from Class B1 (a) (offices) to C3 (dwelling houses) to comprise of 2 x 1 bed studio flats. Size: S
Tilehurst TI-R-0169 SU677734 0.02	Land rear of 49 Church End Lane Tilehurst RG30 4LE	150116 FUL Calcot Developments Ltd	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Proposed new dwelling. Size: S
Tilehurst TI-R-0170 SU67729 1.04	Land at Conwy Close Tilehurst 0	161390 REG3 Reading Borough Council	New Build De/C/COU NET	57 0 57	0 0 0	0 0 0	0 0 0	57 0 57	57 0 57	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
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	274 0 274	90 0 90	220 0 220	52 0 52	272 0 272	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 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	786 0 786	26 0 26	26 0 26	201 0 201	559 0 559	760 0 760	Hybrid appln. Ph 1: Full app 68 dwells, retail, management suite, & village hall. (O/L for 669 dwells, extra care hsg, offices, primary sch, surgery, sports pitch). REM -151070 Ph 1c, 151761 Ph 2a (uplift 49 homes), 162050 Ph 2c, 160700 Ph 3a, 161893 Ph 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

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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 16-17	Under Constr	Not Strtd	Total Outst		
Whitley WH-R-0069 SU713706 0.03	79 Tean House Havergate Way RG2 0GU	152188 COU Berkeley Homes (Western) Ltd	New Build	0	0	0	0	0	0	Change of use of units 9, 10 and 11 from B1 Office to C3 Residential to create 4 flats. Size: S
			De/C/COU	4	0	0	0	4	4	
			NET	4	0	0	0	4	4	
Whitley WH-R-0070 SU717702 0.06	443 Basingstoke Road RG2 0JF	160131 CLE Mr Sajad Bashier	New Build	0	0	0	0	0	0	Application for a Lawful Development Certificate for an existing dwelling house and self-contained 1 bed flat. Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Whitley WH-R-0071 SU717700 0.06	493 Basingstoke Road RG2 0JG	152228 FUL Kennet Investments Limited	New Build	4	0	0	4	0	4	Demolition of existing detached house and replacement with four 2-bedroom flats, relocation of access and associated landscaping Size: S
			De/C/COU	-1	-1	-1	0	0	0	
			NET	3	-1	-1	4	0	4	
Whitley WH-R-0072 SU715693 6.17	Worton Grange Imperial Way	151944 OUT Kier Reading LLP	New Build	175	0	0	12	163	175	Hybrid - O/L for up to 175 homes, & FUL for 12 commercial units (B1c, B2, B8), car showrooms, retail, 120 bed hotel, pub, coffee shop, restaurant, bank. 161496 is REM for resi. 162257 extends A2 from 372 to 557 sqm and makes it flexible A1/A2/A3. Size: L
			De/C/COU	0	0	0	0	0	0	
			NET	175	0	0	12	163	175	
Whitley WH-R-0073 SU718710 0.02	273 Basingstoke Road RG2 0HY	161136 FUL SEP Properties Limited	New Build	3	0	0	0	3	3	Change of use of existing first floor from A2 to C3 incorporating extensions to first floor to create 3 new flats with bin storage to rear of the ground floor. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	3	0	0	0	3	3	
Whitley WH-R-0074 SU720695 0.03	10 Moreleigh Close RG2 8SQ	150624 FUL Mr Stephen Loman	New Build	1	0	0	0	1	1	Proposed construction of 1 three bedroom house with parking, amenity space and cycle storage. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	1	0	0	0	1	1	

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	16-17	Constr	Strtd	Outst	
Abbey SU708734 1.12	108-116 Oxford Rd/10 Eaton Pl/115-125 Chatham Street	RC4a	New Build De/C/COU NET	150 0 150					Allocated in RCAAP for residential development and community uses Size: L
Abbey SU709736 0.23	Reading Family Centre North Street	RC4b	New Build De/C/COU NET	40 0 40					Allocated in RCAAP for residential development Size: M
Abbey SU712737 0.17	9-27 Greyfriars Road	RC4d	New Build De/C/COU NET	60 0 60					Allocated in RCAAP for residential and/or office development Size: M
Abbey 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
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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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	16-17	Constr	Strtd	Outst	
Battle SU698738 2.77	Part of former Battle Hospital Portman Road	SA8f	New Build De/C/COU NET	95 0 95					Allocated in SDPD for residential development Size: L
Battle SU705733 0.30	221-221 Oxford Road, 10 & r/o 8 Prospect Street	SA9a	New Build De/C/COU NET	9 0 9					Allocated in SDPD for residential development with district centre uses on ground floor. 12/00711 covers part of the site, so the totals shown exclude the 6 dwellings permitted under that application. Size: M
Katesgrove SU717728 0.08	Corner of Crown Street and Southampton Street	RC4k	New Build De/C/COU NET	25 0 25					Allocated in RCAAP for residential development Size: M
Katesgrove SU719731 0.14	21 South Street	RC4r	New Build De/C/COU NET	35 0 35					Allocated in RCAAP for residential development. Will only be implemented when replacement arts venue provided. Size: M
Kentwood SU688740 0.22	784-794 Oxford Road	SA8a	New Build De/C/COU NET	17 0 17					Allocated in SDPD for residential development Size: M
Park SU729732 0.16	Alexander House 205-207 Kings Road RG1 4LS	162057 Mount Properties Limited C/O Investra Capital Ltd	New Build De/C/COU NET	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 SU733733 0.16	261-275 London Road	SA9c	New Build De/C/COU NET	15 0 15					Allocated in SDPD for residential development with district centre uses on ground floor. Size: M
Peppard SU730758 0.93	Land at Lowfield Road Caversham	SA8h	New Build De/C/COU NET	34 0 34					Allocated in SDPD for residential development Size: M

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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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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
Redlands SU722719 0.15	Warwick House 1 Warwick Road RG2 7AX	151407 Creative Support	New Build De/C/COU NET	10 0 10					A single building comprising 10 flats on 2 floors on land adjacent to Warwick House, Warwick Road Reading. 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

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