

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2020

Information on the progress of residential development
between 1 April 2019 and 31 March 2020 in Reading Borough



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Published June 2020

EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2020. 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 2019 to 31 March 2020 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
492	3,754	1,633	5,387	8,797	14,184	524	104

Completion numbers are at a relatively low level this year compared to the strong delivery over recent years, and are below the Local Plan annual target of 689 dwellings. The exceptionally high number of dwellings under construction would under normal circumstances have suggested that this is more likely to be down to natural fluctuation, with high completion levels to be expected in forthcoming years. However, the social distancing measures introduced near the end of the monitoring year which affected construction sites, and the likelihood of a recession as a result of Covid-19 measures means that there is significant uncertainty. Whilst new permissions were relatively low this year, 'soft' commitments have been substantially boosted by the adoption of a new Local Plan with more sites identified as suitable for new residential.

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1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2020 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 more than six 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 2020, and what has been completed during the monitoring year (1 April 2019 to 31 March 2020). 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 (between three and six 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 2020.

- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2020 document.
- 1.11 For any queries, please contact Planning Policy, Planning Section, Reading Borough Council on 0118 9373337 or planningpolicy@reading.gov.uk.

2. METHODOLOGY

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

1. All outstanding housing commitments from the 2019 survey² were identified, together with relevant planning permissions granted between 1 April 2019 - 31 March 2020. 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 are generally carried out as soon after 31 March as possible. However, restrictions on movement which applied in Spring 2020 due to the Covid-19 outbreak meant that there was a slight delay in most of the site visits taking place. Site visits were undertaken in April and May 2020.
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 2020:

- 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 https://www.reading.gov.uk/media/10203/Residential-commitments-18-19/pdf/Residential_Commitments_18-19.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 shown in the Local Plan (adopted 2019).
- Smaller Centres - the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy RL1 of the Local Plan, using the boundaries shown on the adopted Proposals Map.
- Town Centres sub-total - this is the sub-total for Central Reading and the smaller centres.
- South Reading - the Local Plan focuses a significant amount of development on South Reading, in particular the A33 corridor. The boundary used for monitoring this is the definition of South Reading in the Local Plan.

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

- Core Employment Areas - policies EM2 and EM3 of the Local Plan 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 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, whilst many will be outside both.

- **By Type**
Residential commitments are broken down into 'brownfield' and 'greenfield' commitments. 'Brownfield' means previously-developed land, and 'greenfield' means previously undeveloped land. 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.
- **By Size**
Residential commitments are broken down into large, medium and small commitments to give an indication of the sizes of site that are coming forward. 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 2020.
- 3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2020. 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 2020. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.

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

- 3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle at 31 March 2020. 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, generally at Planning Applications Committee, but where the decision had not been officially issued at 31 March 2020. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
 - Sites which are allocated for residential development in the adopted Local Plan but where planning permission has not yet been granted. Site allocations typically contain a range of dwelling numbers, and it is the highest number expressed in the policy which is used here. Sites are only included if a dwelling number is included in the policy.
- 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 Since this is the first publication of the annual Residential Commitments since the adoption of the new Local Plan in November 2019, the figures for soft commitments have increased very substantially in comparison to the previous year, as that only contained sites from previous development plans, many of which had already been built out.
- 3.12 **Table 5** shows the number of dwellings completed between 1 April 2019 and 31 March 2020. 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.
- 3.13 **Table 6** shows the number of dwellings newly permitted between 1 April 2019 and 31 March 2020. 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.
- 3.14 **Table 7** shows the number of dwellings for which planning permission had lapsed between 1 April 2019 and 31 March 2020. 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.

UNDERSTANDING THE INDIVIDUAL SCHEDULES

- 3.15 Sections 6 and 7 list the individual sites which have fed into the overall figures in section 4.

- 3.16 Section 6 lists the 'hard commitments'. Hard commitments are sites with planning permission.
- 3.17 Section 7 lists the 'soft commitments'. Soft commitments are sites without a planning permission, but where the principle of residential development has been agreed. See paragraph 3.9 above.
- 3.18 The schedules are ordered by ward, and then code, and in each case, the following information is presented.

- **Ward**
The ward that the development is in. In the case of development that covers more than one ward, it is listed under the ward in which the largest part of the site falls.
- **Code**
This is a unique identifier used only for the commitments exercise. Where a site has a number of different commitments, the code for each commitment ends with a /1, /2, /3 etc.
- **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, which is for types of development not requiring planning permission. There are various types of prior approval, including for demolition and a number of types of change of use. This includes changes of use from B1 office to residential.
- LOCPLAN: A site allocated by a policy in the Local Plan.

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 2020.
- Comp Total - the total number of dwellings completed on that site by 31 March 2020.
- Comp 19-20 - the number of dwellings that were completed between 1 April 2019 and 31 March 2020.
- Under Constr - the number of dwellings under construction at 31 March 2020.
- Not Strtd - the number of dwellings not yet started at 31 March 2020.
- Total Outst - the total number of dwellings not yet completed at 31 March 2020, i.e. the sum of those not started and under construction.

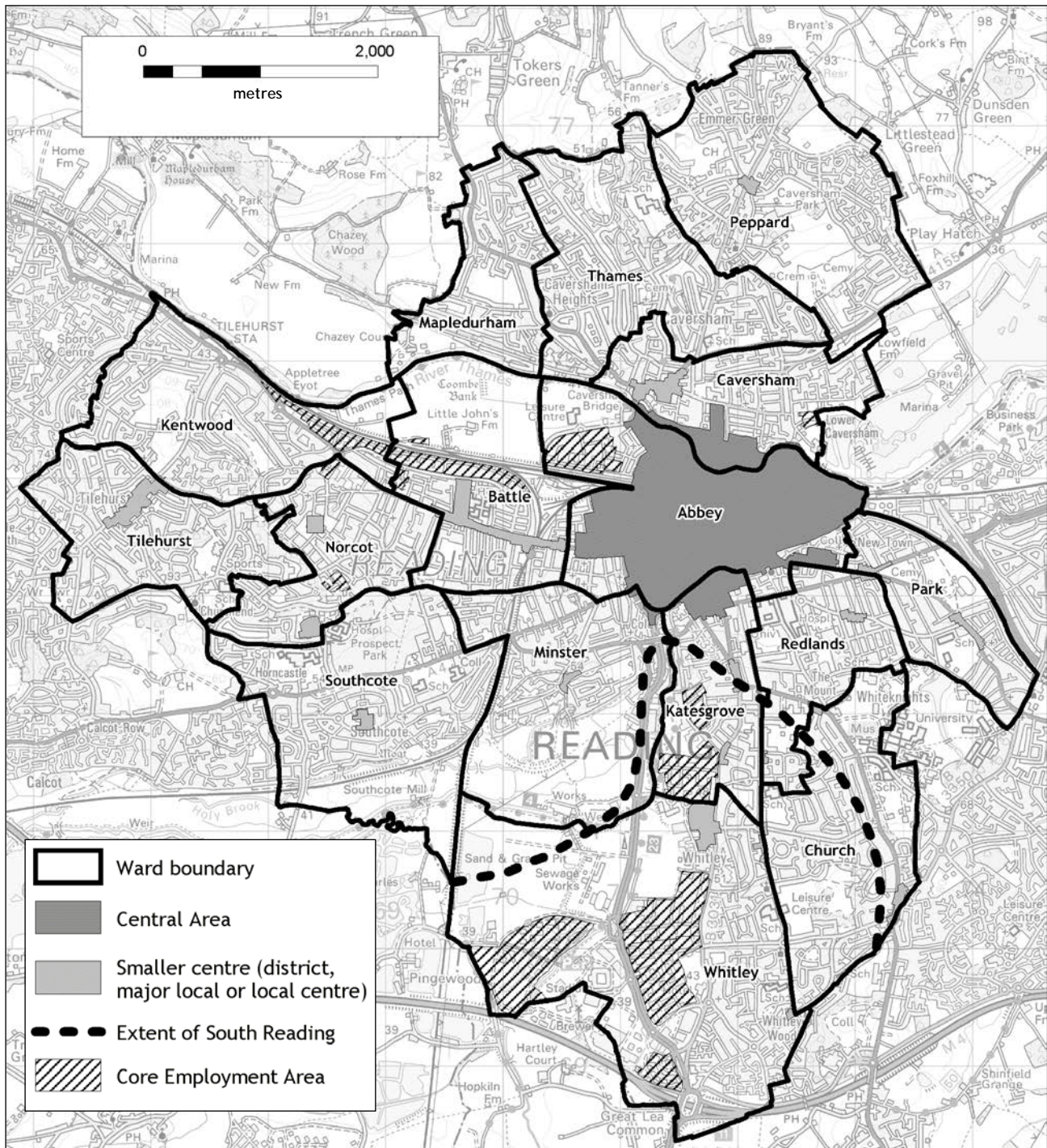
Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' underneath the Applicant. Likewise, the figures will be zero if the figures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

For the soft commitments in section 7, only one overall set of figures is shown, because no progress should 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	3,268	104	35	12	571	4	3,754
By Ward							
Abbey	1,708	1	11	4	402	0	2,116
Battle	46	1	8	1	7	0	59
Caversham	45	1	2	1	11	1	55
Church	8	1	0	0	0	1	6
Katesgrove	25	1	0	0	94	0	118
Kentwood	18	2	0	0	0	1	15
Mapledurham	1	1	0	0	0	0	0
Minster	1	0	3	2	39	0	41
Norcot	208	86	0	0	4	1	125
Park	56	0	2	1	5	0	62
Peppard	18	5	0	0	0	0	13
Redlands	37	0	5	1	5	0	46
Southcote	6	0	4	2	2	0	10
Thames	9	5	0	0	0	0	4
Tilehurst	7	0	0	0	2	0	9
Whitley	1,075	0	0	0	0	0	1,075
By Development Plan Designation							
Central Reading	1,611	2	3	1	424	0	2,035
Smaller Centres	54	1	2	1	41	0	95
Town Centres Sub-Total	1,665	3	5	2	465	0	2,130
South Reading Total	1,082	0	0	0	99	1	1,180
Core Employment Areas Total	0	0	0	0	37	0	37
By Type							
Brownfield	2,789	100	35	12	571	4	3,279
Greenfield	479	4	0	0	0	0	475
By Size							
Large	2,738	82	0	0	0	0	2,656
Medium	371	4	0	0	468	0	835
Small	159	18	35	12	103	4	263

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	1,470	1	21	16	161	2	1,633
By Ward							
Abbey	774	0	6	1	85	0	864
Battle	181	0	2	1	0	1	181
Caversham	8	0	0	0	4	0	12
Church	2	0	0	0	0	0	2
Katesgrove	90	0	0	0	47	0	137
Kentwood	4	0	0	0	8	0	12
Mapledurham	4	0	0	0	0	0	4
Minster	22	0	1	9	0	0	14
Norcot	1	0	2	1	2	0	4
Park	9	0	2	1	15	1	24
Peppard	5	0	0	0	0	0	5
Redlands	0	0	6	2	0	0	4
Southcote	1	0	0	0	0	0	1
Thames	2	0	0	0	0	0	2
Tilehurst	2	1	0	0	0	0	1
Whitley	365	0	2	1	0	0	366
By Development Plan Designation							
Central Reading	862	0	0	0	121	0	983
Smaller Centres	5	0	2	1	0	0	6
Town Centres Sub-Total	867	0	2	1	121	0	989
South Reading Total	388	0	2	1	0	0	389
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	1,099	1	21	16	161	2	1,262
Greenfield	371	0	0	0	0	0	371
By Size							
Large	934	0	0	0	0	0	934
Medium	477	0	0	0	96	0	573
Small	59	1	21	16	65	2	126

Table 3 - Planning Permissions (Hard Commitments) Outstanding*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	4,738	105	56	28	732	6	5,387
By Ward							
Abbey	2,482	1	17	5	487	0	2,980
Battle	227	1	10	2	7	1	240
Caversham	53	1	2	1	15	1	67
Church	10	1	0	0	0	1	8
Katesgrove	115	1	0	0	141	0	255
Kentwood	22	2	0	0	8	1	27
Mapledurham	5	1	0	0	0	0	4
Minster	23	0	4	11	39	0	55
Norcot	209	86	2	1	6	1	129
Park	65	0	4	2	20	1	86
Peppard	23	5	0	0	0	0	18
Redlands	37	0	11	3	5	0	50
Southcote	7	0	4	2	2	0	11
Thames	11	5	0	0	0	0	6
Tilehurst	9	1	0	0	2	0	10
Whitley	1,440	0	2	1	0	0	1,441
By Development Plan Designation							
Central Reading	2,473	2	3	1	545	0	3,018
Smaller Centres	59	1	4	2	41	0	101
Town Centres Sub-Total	2,532	3	7	3	586	0	3,119
South Reading Total	1,470	0	2	1	99	1	1,569
Core Employment Areas Total	0	0	0	0	37	0	37
By Type							
Brownfield	3,888	101	56	28	732	6	4,541
Greenfield	850	4	0	0	0	0	846
By Size							
Large	3,672	82	0	0	0	0	3,590
Medium	848	4	0	0	564	0	1,408
Small	218	19	56	28	168	6	389

*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	8,570	1	4	2	226	0	8,797
By Ward							
Abbey	6,015	1	4	2	129	0	6,145
Battle	59	0	0	0	10	0	69
Caversham	25	0	0	0	0	0	25
Church	3	0	0	0	1	0	4
Katesgrove	611	0	0	0	12	0	623
Kentwood	158	0	0	0	0	0	158
Mapledurham	0	0	0	0	0	0	0
Minster	116	0	0	0	14	0	130
Norcot	50	0	0	0	0	0	50
Park	57	0	0	0	0	0	57
Peppard	204	0	0	0	45	0	249
Redlands	89	0	0	0	15	0	104
Southcote	75	0	0	0	0	0	75
Thames	12	0	0	0	0	0	12
Tilehurst	75	0	0	0	0	0	75
Whitley	1,021	0	0	0	0	0	1,021
By Development Plan Designation							
Central Reading	5,984	1	0	0	141	0	6,124
Smaller Centres	1,068	0	0	0	1	0	1,069
<i>Town Centres Sub-Total</i>	<i>7,052</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>142</i>	<i>0</i>	<i>7,193</i>
South Reading Total	1,731	0	0	0	0	0	1,731
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	8,237	1	4	2	226	0	8,464
Greenfield	333	0	0	0	0	0	333
By Size							
Large	7,362	0	0	0	90	0	7,452
Medium	1,200	0	0	0	135	0	1,335
Small	8	1	4	2	1	0	10

*Includes adopted Local Plan allocations where a dwelling figure is specified

Table 5 - Planning Permissions (Hard Commitments) Completed 2019-2020

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	341	8	62	32	175	14	524
By Ward							
Abbey	9	0	3	1	39	0	50
Battle	7	0	2	1	9	4	13
Caversham	0	0	0	0	2	0	2
Church	7	2	0	0	1	2	4
Katesgrove	8	0	20	12	28	2	42
Kentwood	7	0	0	0	0	1	6
Mapledurham	1	1	0	0	0	0	0
Minster	107	0	6	3	1	2	109
Norcot	12	0	4	2	2	0	16
Park	0	0	4	2	0	0	2
Peppard	6	1	0	0	0	0	5
Redlands	0	1	14	6	84	3	88
Southcote	10	0	6	2	0	0	14
Thames	0	2	0	0	1	0	-1
Tilehurst	46	1	0	0	2	0	47
Whitley	121	0	3	3	6	0	127
By Development Plan Designation							
Central Reading	2	0	0	0	59	0	61
Smaller Centres	3	0	0	0	19	0	22
Town Centres Sub-Total	5	0	0	0	78	0	83
South Reading Total	219	0	3	3	8	2	225
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	276	8	62	32	175	14	459
Greenfield	65	0	0	0	0	0	65
By Size							
Large	178	0	0	0	0	0	178
Medium	110	0	5	1	112	0	226
Small	53	8	57	31	63	14	120

Table 6 - Planning Permissions (Hard Commitments) Permitted During 2019-2020*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	164	7	51	27	321	10	492
By Ward							
Abbey	94	1	9	3	255	0	354
Battle	4	0	5	2	4	1	10
Caversham	8	1	0	0	9	1	15
Church	4	1	0	0	1	2	2
Katesgrove	12	1	16	10	25	1	41
Kentwood	1	0	0	0	0	1	0
Mapledurham	0	0	0	0	0	0	0
Minster	1	0	0	0	0	1	0
Norcot	4	0	4	2	1	0	7
Park	0	0	6	3	14	0	17
Peppard	12	0	0	0	0	0	12
Redlands	3	0	4	2	8	3	10
Southcote	0	0	4	2	1	0	3
Thames	3	2	0	0	1	0	2
Tilehurst	6	1	0	0	2	0	7
Whitley	12	0	3	3	0	0	12
By Development Plan Designation							
Central Reading	105	2	1	0	265	0	369
Smaller Centres	5	0	0	0	26	0	31
Town Centres Sub-Total	110	2	1	0	291	0	400
South Reading Total	15	0	3	3	7	3	19
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	143	7	51	27	321	10	471
Greenfield	21	0	0	0	0	0	21
By Size							
Large	58	0	0	0	0	0	58
Medium	44	1	0	0	251	0	294
Small	62	6	51	27	70	10	140

*This does not include permissions that are similar to proposals outstanding at 31 March 2019 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	3	0	5	2	100	2	104
By Ward							
Abbey	0	0	0	0	89	1	88
Battle	0	0	0	0	1	0	1
Caversham	1	0	2	1	0	0	2
Church	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	0	0	0
Kentwood	0	0	0	0	0	0	0
Mapledurham	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0
Norcot	0	0	3	1	0	1	1
Park	1	0	0	0	0	0	1
Peppard	1	0	0	0	0	0	1
Redlands	0	0	0	0	10	0	10
Southcote	0	0	0	0	0	0	0
Thames	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0
Whitley	0	0	0	0	0	0	0
By Development Plan Designation							
Central Reading	0	0	0	0	89	0	89
Smaller Centres	2	0	2	1	1	0	4
Town Centres Sub-Total	2	0	2	1	90	0	93
South Reading Total	0	0	0	0	0	0	0
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	2	0	5	2	100	2	103
Greenfield	1	0	0	0	0	0	1
By Size							
Large	0	0	0	0	0	0	0
Medium	0	0	0	0	83	0	83
Small	3	0	5	2	17	2	21

*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 2020 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)
2009	782	593	3,355	1,036
2010	693	533	3,536	733
2011	321	688	2,693	142
2012	312	599	3,806	1,350
2013	474	424	3,809	667
2014	361	719	3,601	544
2015	635	998	2,883	764
2016	751	1,060	2,221	393
2017	717	1,003	2,353	1,172
2018	700	1,206	2,769	1,402
2019	910	1,128	4,467	2,588
2020	524	1,633	3,754	492

- 5.2 The number of completed dwellings this year was 524, the lowest since 2014, when the effects of the recession on housebuilding were still being felt. This is some way below the Local Plan annual target of 689, and is a significant drop from the 15-year high in 2018-19. It is thought that this is largely the result of natural fluctuation, with some large developments having completed in 2019, and large new developments that recently started not having yet delivered any homes as they comprise large flatted blocks and therefore will not deliver consistently across the years. There are not thought to have been significant impacts on completions from the response to Covid-19 in this year, as social distancing measures were introduced less than three weeks before the year ended.
- 5.3 As in previous years, conversions and changes of use remain a strong element of supply, representing around 35% of this year's completions. The contribution made by the town centre has been low this year, with only 61 completions in central Reading.
- 5.4 On the face of it, the number of dwellings under construction would point towards very healthy forthcoming levels of delivery, as the figure of 1,633 is a significant increase over last year's 1,128, which was itself close to the highest level for decades. As set out above, some large developments are now well underway, including at Thames Quarter, Portman Road and Kenavon Drive. However, it remains to be seen how housebuilding levels will be affected by Covid-19 related measures, or any economic downturn that follows. Certainly, at the end of March 2020, most large sites had stopped working.
- 5.5 The number of dwellings not started is lower than last year, due to a number of sites getting underway as referred to above. However, it is still at a healthy level in comparison to historic rates.

- 5.6 New permissions this year have been a relatively low level, perhaps reflecting the high level of existing permissions that are underway or have not yet started. Apart from an uplift in dwellings at the Station Hill development as a result of new planning permissions, most of these new developments take the form of prior approvals for conversions of offices to residential in the town centre.
- 5.7 Although not shown in the table above, the number of soft commitments this year (8,797) is higher than last year (1,403) by several orders of magnitude. This is because a new Local Plan has recently been adopted. This contains a number of new sites, but it also contains dwelling figures for the Major Opportunity Areas in the town centre, which were previously excluded from the soft commitments as no figures were available in previous policy.

6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	Total	19-20	Constr	Strtd	Outst	
Abbey AB-R-0362 SU714736 0.05	29-35 Station Road RG1 1LG	170772 PRA Titan Properties	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Prior approval for change of use of 1st to 5th floors from offices (1,366 sq m) to 33 x 1-bed flats. See 181930 (Employment Commitments) for alternative proposal for office/hotel. Figures zero here to avoid double-counting. Size: M
Abbey AB-R-0401/1 SU716735 0.13	173-175 Friar Street RG1 1BP	061033 FUL Cityscene Properties Ltd	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Refurb arcade, food & drink, offices incl partial demolition. Erect health club & 14 dwellings plus additional arcade. 180358 is alternative for wider site against which f/s counted. Figures (100 sqm A1, 2,135 D2 and -1,029 B1) zero here. Size: M
Abbey AB-R-0401/2 SU716735 0.20	Bristol and West Arcade Market Place RG1 1JL	180358 FUL Sonic Star Proprties Ltd	New Build De/C/COU NET	35 8 43	0 0 0	0 0 0	0 0 0	35 8 43	35 8 43	Demolish Arcade for 8 storey building for 35 dwellings, B1 and 5 A1/A2/A3 units, demolish rear of 29-32 Market Pl, COU of 27-32 Market Pl at upper floors to 8 dwellings, COU at grnd/basement of 27-28 & 32 Market Pl to flexible A1/A2/A3. Size: M
Abbey AB-R-0484/2 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	190441 OUT SH Reading Master LLP	New Build De/C/COU NET	168 0 168	0 0 0	0 0 0	0 0 0	168 0 168	168 0 168	O/L for offices, retail, leisure and residential, infrastructure, public realm works, as 130436 but without various conditions. Floorspace are maxima. 130440 and 141457 deals with demolition of part of site (now complete). 190466 is REM for Plot F. Size: L
Abbey AB-R-0484/3 SU711737 0.77	Plot E/Telecom Hse, Friar St/Garrard S Station Hill RG1 1NF	190442 OUT SH Reading Master LLP	New Build De/C/COU NET	370 0 370	0 0 0	0 0 0	0 0 0	370 0 370	370 0 370	O/L for mixed use redevt for residential, A1 - A5, infrastructure, public realm etc. As 151426 but without various conditions, and enables uplift in development to 370 dwellings. With 151427, extends Station Hill to adjacent site. See 190465 for REM. Size: L
Abbey AB-R-0516/1 SU712738 0.03	125 Chatham Street RG1 7HT	170979 PRA Zain Reading Ltd	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 0 0	0 8 8	0 8 8	Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 1 bed flats. Size: S
Abbey AB-R-0554 SU717734 0.10	Jacksons Corner 1-9 Kings Road RG1 3AS	160849 FUL SG Capital Ltd	New Build De/C/COU NET	15 18 33	0 18 18	0 18 18	15 0 15	0 0 0	15 0 15	Retention/enlargement of commercial & conversion of upper floors to 18 residential units. Demolition of commercial to rear & construction of 15 dwellings. 141713 was alternative scheme for 18 conversion & 11 new build. See 171238 for VARIAT. Size: M
Abbey AB-R-0565/1 SU721732 0.06	Upper Grnd Floor Havell House, 62-66 Queens Road RG1 4AZ	181468 PRA Singh Construction	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Prior approval for change of use of Upper Ground Floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 2-bed and 2 X 1-bed flats. Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2020

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 19-20	Under Constr	Not Strtd	Total Outst	
Abbey AB-R-0565/2 SU721733 0.06	First Floor Havell House, 62-66 Queens Road RG1 4AZ	181464 PRA Singh Construction	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of the first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4 x 1 bed flats. Size: S
Abbey AB-R-0565/3 SU721734 0.06	Second Floor Havell House, 62-66 Queens Road RG1 4AZ	181466 PRA Singh Construction	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of the second floor from Class B1(a) to C3 (dwelling houses) to comprise of 4 x 1 bed flats. Size: S
Abbey AB-R-0565/4 SU721735 0.06	Third Floor Havell House, 62-66 Queens Road RG1 4AZ	181467 PRA Singh Construction	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Prior approval for change of use of 3rd floor only from Class B1(a) (offices) to C3 dwelling houses to comprise 2 X 2-bed flats. Size: S
Abbey AB-R-0565/5 SU721735 0.06	Lower Ground Floor Havell House, 62-66 Queens Road RG1 4AZ	190956 COU Stonewater Capital Ltd	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Change of use of ground and lower ground floor to form 3no. Split level 2-bed flats (Class C3). Size: S
Abbey AB-R-0574 SU708734 0.14	114 Oxford Road RG1 7NE	150721 FUL Kentwood House Investments Limited	New Build De/C/COU NET	16 0 16	0 0 0	0 0 0	16 0 16	0 0 0	16 0 16	Part 4, part 5 storey building for 16 (2x1, 13x2 & 1x3-bed) dwellings with parking and landscaping, following demolition of existing buildings (A1/B8/nil use). See 180739 and 190356 for alterations to scheme. Size: M
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	5 0 5	5 0 5	0 0 0	0 0 0	0 0 0	Construction of 5 x 3 bedroom dwellings with associated parking. Size: S
Abbey AB-R-0579 SU716735 0.06	160-163 Friar Street RG1 1HE	160212 PRA MA Reading 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	Prior approval for change of use from Class B1 (a) (2,476 sqm) 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 <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Prior approval for change of use of 1st to 3rd floor (with ground floor entrance and plant room at basement) from Class B1(a) (offices) (1,352 sq m) to C3 (dwelling houses) to comprise of 25 flats (15 studios, 6 x 1 bedroom and 4 x 2 bedrooms). 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 19-20	Under Constr	Not Strtd	Total Outst	
Abbey AB-R-0584 SU712742 0.01	133 Caversham Road RG1 8AS	161036 PRA Mr Roy <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Prior approval for a proposed change of use of a building from shops (Class A1) to a use falling within Class C3 (Dwellingshouses), and for associated operational development. 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 3 3	0 3 3	0 0 0	0 0 0	0 0 0	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 <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 property from dwellinghouse (C3) to 8-bed House in Multiple Occupation (Sui Generis) to include erection of timber cycle store/shed in rear garden and additional refuse and recycling waste provision. Size: S
Abbey AB-R-0590/2 SU712742 0.01	Rear of 128 Caversham Road RG1 8AY	170839 PRA John Letch Properties Ltd	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use of ground floor only from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 one bedroom flats. Size: S
Abbey AB-R-0591/1 SU706736 0.01	85 Bedford Road RG1 7EZ	161768 COU Mr Macleod	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Conversion of existing building into 2 flats Size: S
Abbey AB-R-0591/2 SU706736 0.02	85 Bedford Road RG1 7EZ	161767 FUL Mr Macleod	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Demolition of existing single storey factory extension and erection of 2 semi-detached two bedroom houses with associated parking. Size: S
Abbey AB-R-0592 SU714732 0.01	11 Bridge Street RG1 2LR	161958 PRA Thackeray Estates <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Prior approval for change of use of upper two floors from Class B1(a) (offices) (206 sq m) 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	1 -1 1	1 0 1	0 0 0	0 0 0	0 0 0	Demolition of existing dwelling and construction of a new 4-bedroom replacement 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 19-20	Under Constr	Not Strtd	Total Outst	
Abbey AB-R-0594 SU709731 0.01	Land adjacent to 12 Carey Street	160060 FUL Millbrook Homes Ltd	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	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 <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 at fourth and fifth floors from 9 apart-hotel suites (Class C1) to 9 (2xstudio, 1x1, 3x2 & 3x3-bed) residential units (Class C3) Size: S
Abbey AB-R-0596/1 SU709733 0.02	115 Oxford Road RG1 7UH	162239 COU McCarthy Properties	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use from shop (Class A1) to mixed use for shop and two flats. See 172284 for development to rear. Size: S
Abbey AB-R-0596/2 SU709733 0.03	Land to the rear of 115 Oxford Road RG1 7UH	172284 FUL McCarthy Properties	New Build De/C/COU NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Erection of a 2-storey building for 2x1-bed residential units with associated parking and landscaping, following demolition of existing ground floor rear addition (part retrospective). See 162239 for conversion of 115 Oxford Road. Size: S
Abbey AB-R-0600 SU714734 0.02	23-25 Union Street and 49 Broad Street RG1 2AA	170050 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	Prior approval for change of use of 1st and 2nd floors from Class B1(a) (offices) (125 sq m) to C3 (dwelling houses) to comprise 1 X 1-bed and 1 X 2-bed flat. Size: S
Abbey AB-R-0602 SU709931 0.01	10 Baker Street RG1 7XU	151959 COU Mr Mukhtar Ahmed	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	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 <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	COU, conversion, extensions and various associated works to former Gas Works Buildings (536 sq m) to create a part 4, 5 and 6 storey building and a 3 storey building, providing 20 (10x1, 9x2 and 1x3-bed) residential units. Size: M
Abbey AB-R-0606 SU712736 0.12	Greyfriars House, 30 Greyfriars Road RG1 1NL	170229 PRA McKay Securities Plc	New Build De/C/COU NET	0 43 43	0 0 0	0 0 0	0 0 0	0 43 43	0 43 43	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 43 apartments comprising 23 one bed flats, 19 two bed flats and a single three bed flat. Size: M

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	Total	19-20	Constr	Strtd	Outst	
Abbey AB-R-0607/1 SU721732 0.07	3-4 Wesley Gate Queens Road RG1 4AP	170314 PRA Hickie and Hickie	New Build De/C/COU NET	0 14 14	0 0 0	0 0 0	0 14 14	0 0 0	0 14 14	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 X 1-bed and 3 X 2-bed flats. See 172162 (Residential Commitments) for roof extension for additional dwellings. Size: M
Abbey AB-R-0607/2 SU721732 0.07	3-4 Wesley Gate Queens Road RG1 4AP	172162 FUL Hickie and Hickie	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Roof extension to create four flats above existing office building. See 170314 for conversion of existing office building to residential. Size: M
Abbey AB-R-0608 SU715735 0.02	149-150 Friar Street and 2-4 Queen Victoria Street RG1 1EX	170210 FUL CEPF II Regatta 2 (Henley) Sarl c/o Catalyst Capital LLP	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Proposed conversion of vacant office accommodation at first, second and third floor levels to create 7 x 2 bed residential units with part of ground floor and basement for ancillary storage space. Incorrectly listed as under construction in 2018/19. Size: S
Abbey AB-R-0609 SU712735 0.01	90 Friar Street RG1 1EL	170501 COU Mr Jonathan Aldridge	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Application for a change of use from A1 (Shop) to C3 (Dwelling Houses) to the first and second floors only to form 2x2 bed units. Alterations to shop front Size: S
Abbey AB-R-0610 SU709734 0.01	92a Oxford Road RG1 7LJ	170353 CNV Mr Nadeem Khan	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	First floor rear extension and conversion of existing flat on first and second floor to 1 x one bedroom flat and 1 x two bedroom flat Size: S
Abbey AB-R-0612 SU714735 0.02	146 Friar Street RG1 1EX	170654 COU The Thackeray Estate	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of first and second floor from B1a office to C3 residential to provide two self contained flats, together with additional first floor window to rear elevation. 172172 is alternative change of use permission for one flat. Size: S
Abbey AB-R-0613/1 SU721732 0.21	Clarendon House 59-75 Queens Road RG1 4BN	180156 PRA Reading Heights Ltd	New Build De/C/COU NET	0 49 49	0 0 0	0 0 0	0 49 49	0 0 0	0 49 49	Prior approval for change of use from offices to 49 dwellings. 170905 and 180722 are alternative prior approvals also for 49 flats, and 180240 is for alterations to building. See 180909 (Residential Commitments) for additional development. Size: M
Abbey AB-R-0613/2 SU721732 0.22	Clarendon House 59-75 Queens Road RG1 4BN	180909 FUL Reading Heights Ltd	New Build De/C/COU NET	43 0 43	0 0 0	0 0 0	4 0 4	39 0 39	43 0 43	One storey roof extension, part 6, part 9 storey side/rear extension and mews houses for 43 residential units with service enclosures, parking and landscaping. See 180156 for conversion of existing building from office to residential. Size: M

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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	19-20	Constr	Strtd	Outst		
Abbey AB-R-0615 SU707732 0.01	Seafield Court Russell Street RG1 7XD	171221 CNV Seafield Court Management Ltd	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Conversion of a disused basement storage area in to two new residential units. See 181043 for non-material amendment for internal layout. Size: S
Abbey AB-R-0616 SU706736 0.02	75 Bedford Road RG1 7EY	171573 CNV Claremont Holdings Ltd	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Subdivision of existing dwelling to create 2 no 1 bed flats and 1 no 2 bed flat. New rear dormer to loft. Size: S
Abbey AB-R-0617 SU718738 0.49	Thames Quarter Kings Meadow Road RG1 8BN	190809 FUL M&G RPF, Thames Quarter Ltd & Lochailort Thames	New Build De/C/COU NET	335 0 335	0 0 0	0 0 0	335 0 335	0 0 0	335 0 335	Part 12/23 storey building with 335 flats; residents' lounges, tech hub, dining room, and cinema room, amenity spaces, various facilities, cycle and car parking, landscaping, and associated works. Revises original permission 162166 for 315 dwellings. Size: M
Abbey AB-R-0618 SU715735 0.01	22-24 Cross Street RG1 1SN	171742 COU Mr Tandon	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Change of use to residential (C3) on first, second and third floors to create 6 x one bedroom flats with alterations to fenestration and gable roof alteration to existing rear four storey projection. Size: S
Abbey AB-R-0619 SU710736 1.32	Land between Weldale Street and Chatham Street	170326 FUL Ropemaker Properties Ltd	New Build De/C/COU NET	422 0 422	0 0 0	0 0 0	0 0 0	422 0 422	422 0 422	Erection of 427 (233x1, 182x2 & 12x3-bed) residential units and flexible ground floor A1/A3 unit, with new public realm, landscaping, accesses, parking and associated works. 191974 is NMA for reduction to 422 units and other changes. Size: L
Abbey AB-R-0620 SU712736 0.26	52-55 Friar Street and 12 Greyfriars Road RG1 1DX	162210 FUL CIP Property (AIPT) LTD	New Build De/C/COU NET	135 0 135	0 0 0	0 0 0	0 0 0	135 0 135	135 0 135	Erection of 3 new buildings for 135 (1xstudio, 54x1, 73x2 & 7x3-bed) residential units, a flexible Class A1-A5 use & a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor, with access, parking, servicing, landscaping and engineering works. Size: M
Abbey AB-R-0621 SU714736 0.03	1 Station Road and 22 Friar Street RG1 1LG	182109 PRA Nationwide Building Society	New Build De/C/COU NET	0 15 15	0 0 0	0 0 0	0 0 0	0 15 15	0 15 15	Prior approval for change of use 1st, 2nd and 3rd floors of building from offices to 15 dwellings. See 180139 for alternative prior approval for 11 dwellings and 191446 for alternative prior approval for 12 dwellings. Size: M
Abbey AB-R-0623 SU710744 0.02	2a Randolph Road RG1 8EB	180067 COU Mr F. Y. Fazli	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Change of use of ground and first floor to 3 residential flats (1 x 2 bed, 1 x 1 bed and 1 x studio flat) including a part two/part single storey side extension. 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	Comp	Under	Not	Total	
				Total	19-20	Constr	Strtd	Outst		
Abbey AB-R-0626 SU712734 0.05	City Wall House, 26 West Street RG1 1TZ	170251 COU TA Fisher Developments Ltd	New Build De/C/COU NET	0 10 10	0 0 0	0 0 0	0 0 0	0 10 10	0 10 10	Change of use of fourth and fifth floors from C1 (hotel) to 10 no. C3 (residential) apartments with minor internal alterations Size: M
Abbey AB-R-0628 SU716736 0.07	33 Blagrove Street RG1 1PW	181074 PRA AEW UK South East Office Fund	New Build De/C/COU NET	0 28 28	0 0 0	0 0 0	0 0 0	0 28 28	0 28 28	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 28 dwellings (17 x 1-bed and 11 x 2-bed). Size: M
Abbey AB-R-0629/1 SU7144735 0.01	8 Union Street RG1 1EU	181158 COU Mr Ahmed Ibrahimkhil	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use of first floor from office (Class B1) to 2 bedroom flat (Class C3). See 190125 for additional development. Size: S
Abbey AB-R-0629/2 SU7144735 0.01	8-9 Union Street RG1 1EU	190125 FUL Mr Ahmed Ibrahimkhil	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Erection of part first and second floor rear extension to provide stair case access to provide two bedroom self contained flat at second floor. See 181158 for additional development. Size: S
Abbey AB-R-0630 SU721732 0.08	1-2 Wesley Gate Queens Road RG1 4AP	191520 PRA Wesley Gate Ltd	New Build De/C/COU NET	0 15 15	0 0 0	0 0 0	0 15 15	0 0 0	0 15 15	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 15 dwelling units. 181321 is alternative prior approval also for 15 dwellings. Size: M
Abbey AB-R-0631 SU722735 2.80	Kenavon Drive	170509 FUL London and Quadrant	New Build De/C/COU NET	765 0 765	0 0 0	0 0 0	398 0 398	367 0 367	765 0 765	Demolish retail (Homebase and former Toys R Us) and erect 765 (18 x studio, 302x1, 409x2 and 36x3- bed) dwellings, 5 commercial units, public realm, landscaping, accesses, parking and associated works. Size: L
Abbey AB-R-0632 SU709741 1.31	Former Cox & Wyman Ltd Cardiff Road RG1 8EX	171814 FUL Thames Properties Limited	New Build De/C/COU NET	96 0 96	0 0 0	0 0 0	0 0 0	96 0 96	96 0 96	Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping. Demolition underway. Size: L
Abbey AB-R-0633 SU722730 0.01	66 Watlington Street RG1 4RT	181372 CNV Royle Berkshire Developments	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Conversion of an existing basement flat and 5 bedsit rooms to 4 x 1-bed residential flats (Class C3) and erection of a part-one, part-two storey rear extension, front lightwell with external steps, cycle/waste storage areas and associated works. Size: S

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Abbey AB-R-0635 SU706733 0.01	179a Oxford Road RG1 7UZ	181685 PRA Mr David Moffatt	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Prior approval for change of use of first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 studio flat. Size: S
Abbey AB-R-0636 SU708731 0.17	57 Baker Street RG1 7XX	180624 FUL Messrs W & C Litten	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	0 0 0	9 0 9	9 0 9	Erection of two 2/3 storey buildings to provide 9 (2x2-bed and 7x3-bed) residential units (Class C3), 9 parking spaces, landscaping and associated works Size: S
Abbey AB-R-0637 SU722730 0.01	Tyler Court and Padley Court The Dell RG1 4JS	181902 REG3 Reading Borough Council	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Conversion of 4 sets of redundant garages (3 sets in Tyrell Court and 1 set in Padley Court) to form 4 x one bedroom flats Size: S
Abbey AB-R-0638 SU717734 0.04	11-13 Kings Road RG1 3AR	182006 COU Lake District Dryer Company Ltd	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Conversion of first floor from restaurant use (A3) to residential (C3), providing four self contained apartments (1 x 2 bed and 3 x 1 bed units) and associated works. Size: S
Abbey AB-R-0639 SU707732 0.04	29 Russell Street RG1 7XD	161332 FUL Mr Michael/Ishaq Hussein	New Build De/C/COU NET	4 4 8	0 0 0	0 0 0	0 0 0	4 4 8	4 4 8	Change of use of sui generis HMO to 8 flats, after demolition of existing rear extension and erection of a new part 4/part 2 storey rear extension. Size: S
Abbey AB-R-0640 SU723733 0.02	Royal Court Kings Road RG1 4AE	181421 COU Mr Farid Bizzari	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Reconfiguration of the disused restaurant space to include a café (Class A1) with an external seating area, and creation of 3 (2x studio & 1x1-bed) residential units (Class C3) at lower ground floor level and associated works. Size: S
Abbey AB-R-0642 SU709736 0.23	Former Reading Family Centre North Street RG1 7DA	181653 OUT Lochailort Thames Quarter Ltd	New Build De/C/COU NET	47 0 47	0 0 0	0 0 0	0 0 0	47 0 47	47 0 47	O/L - 47 affordable apartments in a mix of 1, 2 and 3-bedroom units. Landscaping, & parking (all matters reserved except layout and access). 181652 is corresponding permission with 30% affordable housing (14 units). Size: M
Abbey AB-R-0643 SU715742 0.01	Isis Court De Montfort Road RG1 8DW	181991 REG3 Reading Borough Council	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of redundant bin store, common room, back-office and lobby area to create a two-bedroom apartment Size: S

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Abbey AB-R-0644 SU708734 0.44	Eaton Court, 106-112 Oxford Road RG1 7FU	190419 PRA Mapeley STEPS Ltd	New Build De/C/COU NET	0 58 58	0 0 0	0 0 0	0 0 0	0 58 58	0 58 58	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 58 Units. Size: M
Abbey AB-R-0645 SU717733 0.19	Dukesbridge House, 23 Duke Street RG1 4SA	190602 PRA Lipman Properties	New Build De/C/COU NET	0 77 77	0 0 0	0 0 0	0 0 0	0 77 77	0 77 77	Prior approval for change of use of part lower ground floor, part ground floor, first, second, third and loft floors from Class B1(a)(offices) to Class C3 (dwelling houses) to comprise 77 dwellings (26 x studio, 49 x 1 bed, 2 x 2 bed). Size: M
Abbey AB-R-0646 SU707734 0.03	Battle Inn PH, 2 Bedford Road RG1 7HS	180876 FUL JR Properties	New Build De/C/COU NET	6 0 6	0 0 0	0 0 0	0 0 0	6 0 6	6 0 6	Demolition of public house and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats above (3 x 1 bed, 2 x 2 bed and 1 x 1 bed units). Size: S
Abbey AB-R-0647 SU724731 0.02	24 Eldon Road RG1 4DL	190197 CNV Mr Hanel Nathwani	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 house into three self-contained flats. Size: S
Abbey AB-R-0648 SU722731 0.02	48 Watlington Street RG1 4RS	181012 CNV Erleigh Enterprises Ltd	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Part single - part two-storey rear extension and conversion of enlarged existing HMO to form a six-person HMO above a self-contained basement flat. Size: S
Abbey AB-R-0649 SU717733 0.12	Dukesbridge Chambers, 1 Duke Street RG1 4SA	191221 PRA Lipman Properties Limited and Carlisle Homes Reading 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 part ground floor and first to fourth floors from offices to 25 dwellings (13 x Studio, 11 x 1 bed and 1 x 2 bed). Size: M
Abbey AB-R-0650 SU714741 0.02	51 Vastern Road RG1 8DJ	191165 PRA Mr David Herbert	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 x studio flats. Size: S
Abbey AB-R-0651 SU706733 0.02	179 Oxford Road RG1 7UZ	161736 FUL Mr Tahir Butt	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 part third floor to provide an additional one bedroom flat plus minor changes to ground floor elevations and bin storage arrangement. Size: S

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Abbey AB-R-0652 SU715735 0.02	11 Friar Street RG1 1EW	191075 COU Gould Singleton Architects	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 upper floors from escape room game premises to 4 apartments. Partial demolition, internal re-configuration and refurbishment of the existing fabric with the creation of a new two storey entrance lobby and stairwell. Size: S
Abbey AB-R-0653 SU706730 0.01	4 Tilehurst Road RG1 7TN	191518 CLE Abodi Estates	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for the use of the existing building as 3 x self-contained one bedroom flats (located at basement, ground and first floor level) Size: S
Abbey AB-R-0654 SU722733 0.33	Sapphire Plaza Watlington Street RG1 4RE	192059 PRA Mapledurham Properties Ltd	New Build De/C/COU NET	0 85 85	0 0 0	0 0 0	0 0 0	0 85 85	0 85 85	Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 85 residential units. Size: M
Abbey AB-R-0655 SU711741 0.29	26-30 Swansea Road and 28-32 Northfield Road RG1 8AH	191924 FUL Elstree Land and Sovereign Housing Association	New Build De/C/COU NET	9 -1 8	0 0 0	0 0 0	0 0 0	9 -1 8	9 -1 8	Demolition of the existing 2-bedroom dwelling and garages, and erection of nine dwellings, including eight three-bedroom houses and one three-bedroom coach house, with access and parking from Swansea Road, and associated landscaping. Size: S
Abbey AB-R-0656 SU706736 0.01	1 Derby Street RG1 7NX	161759 COU Mr Gurjat Harguns	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 ground floor retail to 1 bedroom flat and remodel existing flat. Extending first floor to create an additional 1 bedroom apartment. Second floor remains as existing. Size: S
Battle BA-R-0228 SU699735 0.03	361-363 Oxford Road RG30 1AY	170530 FUL Mr Philip Anderson	New Build De/C/COU NET	2 4 6	2 4 6	2 4 6	0 0 0	0 0 0	0 0 0	Roof extn and alts for A1 unit and 4 flats at ground/1st floor and 2 flats at 2nd floor. 151847 is alternative for retail (135 sq m) and 4 flats. 180713 changed A1 to D1 at ground floor. 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 1 1	0 0 0	0 1 1	Conversion of upper & lower ground floor maisonette into one 2 bed and one 1 bed flat. Size: S
Battle BA-R-0236 SU696736 0.02	465 Oxford Road RG30 1HF	161056 COU Mr P Harding <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Conversion of existing warehouse to form a 4 bedroom dwelling with associated works. Size: S

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Battle BA-R-0243 SU693737 0.03	576 Oxford Road RG30 1EG	162283 FUL Mr Sajad Bashier	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Creation of new self contained flat at second floor level and physical alterations & additions to rear ground, first and second floors. See 180235 for minor amendments. Size: S
Battle BA-R-0248 SU702734 0.02	196 Oxford Road RG30 1AA	171524 COU Info-Site Limited	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Refurbishment and change of use from a licensed 10 person House in Multiple Occupation (sui generis) to 2 two bed flats and a studio (C3a use) Size: S
Battle BA-R-0249/1 SU705733 0.03	Land rear of 8 Prospect Street RG1 7YG	191782 PRA Mr Barrie Mann	New Build De/C/COU NET	0 5 5	0 0 0	0 0 0	0 0 0	0 5 5	0 5 5	Prior approval for change of use from light industrial (B1(c)) to 5 dwellings. 182058 and 190782 are alternative prior approvals for 4 and 5 flats. Adjacent to 180658 and alternative prior approval 171894 is for 4 flats across both sites. Size: S
Battle BA-R-0249/2 SU704734 0.01	Land to the rear of 223 Oxford Road RG1 7PX	180658 PRA Mr B Mann	New Build De/C/COU NET	0 1 1	0 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 B1(c) (light industrial) to C3 (dwelling house) to comprise of a 1 bed flat. Adjacent to 191782, and alternative prior approval 171894 for four flats covers both sites. Size: S
Battle BA-R-0251/1 SU692738 0.01	578 and rear of 580-584 Oxford Road RG30 1EG	171466 FUL Mr Steve Saunders	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Demolition of existing rear buildings, erection of a two storey rear extension to 578 Oxford Road and construction of 2 no. one bedroom dwellings. See 181417 for additional development. Size: S
Battle BA-R-0251/2 SU692738 0.01	578 Oxford Road RG30 1EG	181417 FUL Kingfisher First Ltd	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	First floor extension to existing building and conversion to 2 x 1 bedroom flats. See 171466 for additional development. Size: S
Battle BA-R-0254 SU699731 0.07	Connaught House, 116 Connaught Road RG30 2UF	180108 COU Fairhome Group Plc	New Build De/C/COU NET	0 -4 -4	0 -4 -4	0 -4 -4	0 0 0	0 0 0	0 0 0	Change of use application to convert existing residential property containing 4.no 1 bed flats, into an 8 bed shared house for adults with learning difficulties (C2) Size: S
Battle BA-R-0255 SU702734 0.01	200 Oxford Road RG30 1AB	171322 FUL Timothy Salamon	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Demolition of old workshop and the erection of 1x new two bedroom dwelling with amenity. Size: S

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				Total	19-20	Constr	Strtd	Outst		
Battle BA-R-0256 SU698735 0.02	1a Elm Park Road RG30 2TP	171226 FUL BBS Ltd	New Build De/C/COU NET	1 4 5	1 4 5	1 4 5	0 0 0	0 0 0	0 0 0	Part demolition, extensions and alterations to form 5 self-contained flats. Size: S
Battle BA-R-0258 SU696731 0.01	Plot between plot 4 and 8 Norfolk Road RG30 2EE	171407 FUL Akshar Corporation Ltd	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of an existing store and construction of a new 3 bedroom dwelling. Size: S
Battle BA-R-0260/1 SU699739 2.78	Battle Hospital Site Portman Road	180319 FUL Bellway Homes Ltd (Thames Valley)	New Build De/C/COU NET	211 0 211	4 0 4	4 0 4	179 0 179	28 0 28	207 0 207	Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings. Size: L
Battle BA-R-0262 SU695737 0.10	470-478 Oxford Road RG30 1EF	162355 FUL Prestige Property Limited	New Build De/C/COU NET	9 -1 8	0 0 0	0 0 0	0 0 0	9 -1 8	9 -1 8	Demolition of an existing retail unit, ancillary warehouse and residential unit and the erection of a retail unit (Class A1) and nine new residential flats (Class C3) with associated parking, amenity space and landscaping. Size: S
Battle BA-R-0264 SU698731 0.04	Land between 10-20 Gloucester Court RG30 2TW	180820 FUL Mr Steve Pearce	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents. Size: S
Battle BA-R-0265/1 SU698731 0.09	2 Connaught Close RG30 2UG	180799 FUL Mr S Luthra	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Construction of one 3 bedroom dwelling. See 190949 for change of use of adjacent house. Size: S
Battle BA-R-0265/2 SU698731 0.06	2 Connaught Close RG30 2UG	190949 FUL Kennet Investment 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	Retrospective single storey rear and side extension. Change of use from dwellinghouse (Class C3) to 8 person large HMO (class Sui Generis). See 180799 (Residential Commitments) for adjacent developmet. Size: S
Battle BA-R-0266 SU701735 0.01	12 Beresford Road RG30 1DD	190005 CLE Makathi Assets	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 use of the existing building as 2 No apartments Size: S

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				Total	19-20	Constr	Strtd	Outst		
Battle BA-R-0267 SU705737 0.04	Land adjacent to 94 George Street RG1 7NT	180798 REG3 Reading Borough Council	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 a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works. Size: S
Battle BA-R-0268 SU703734 0.02	265 Oxford Road RG1 7PY	190952 PRA Kennet Investments Ltd	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Prior approval for change of use of ground floor from Class A5 (Hot food takeaways) to C3 (dwelling houses) to comprise 2 X 1-bedroom flats. Size: S
Battle BA-R-0269 SU705735 0.03	2 Mason Street RG1 7PD	190533 CNV Mr A Solomon	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 roof alterations, part two part single storey extensions and conversion of the existing building to 3 x flats Size: S
Caversham CA-R-0137 SU721745 0.05	307 - 311 Gosbrook Road Caversham RG4 8DY	060683 FUL Quality Stationers	New Build De/C/COU NET	5 0 5	0 0 0	0 0 0	5 0 5	0 0 0	5 0 5	Demolition of existing printing works and erection of 4 apartments and 1 garden flat. Recorded as lapsed in 2011, but actually implemented by demolition. Size: S
Caversham CA-R-0170/1 SU711747 0.01	16 Bridge Street Caversham RG4 8AA	182017 PRA Atlantis Holdings Limited	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Prior approval for change of use of first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 x 1 bed apartments. See 182017 for additional conversion to rear and 190927 for second floor conversion. Size: S
Caversham CA-R-0170/2 SU711747 0.01	16a Bridge Street Caversham RG4 8AA	191646 PRA Glencar Construction	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 from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2no. 2-bed flats. 190213 is alternative prior approval for 1 x 2-bed dwellings. See 182017 and 190927 for additional conversion to front. Size: S
Caversham CA-R-0170/3 SU711747 0.01	16 Bridge Street Caversham RG4 8AA	190927 COU Sykes Capital Ltd	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use of second floor from sui generis (beauty salon) to C3 residential. No external alterations are proposed. See 182017 for conversion of first floor and 190213 for conversion to rear. 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

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Caversham CA-R-0180 SU715748 0.01	25 Prospect Street Caversham RG4 8JB	160417 FUL Reading Real Estate Co (UK) Ltd <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use 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. 161498 is for external alterations, and 170938 and 181600 are for first floor extensions. Size: S
Caversham CA-R-0182 SU714747 0.02	40 Church Street Caversham RG4 8AU	170185 CLP Sheen Developments Limited	New Build De/C/COU NET	0 2 2	0 1 1	0 0 0	0 0 0	0 1 1	0 1 1	Application for a Lawful Development Certificate for a Proposed change of use of first floor to residential accommodation. Currently only one flat provided. Size: S
Caversham CA-R-0183 SU711753 0.04	27 Queen Street Caversham RG4 7RB	170302 CNV Mr H Mitchla	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of existing single dwelling to two separate dwellings, including conversion of existing garage to habitable accommodation, associated changes to fenestration and proposed side porch Size: S
Caversham CA-R-0186 SU713749 0.02	16 Hemdean Road Caversham RG4 7SX	181376 PRA Mr Jonathan Baille	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Prior approval for change of use of ground floor and basement of building from Class A1 (shops) to Class C3 (dwellinghouses) to comprise one dwelling and associated works. Size: S
Caversham CA-R-0190 SU712748 0.04	2 Priory Avenue Caversham RG4 7SF	181716 COU Anderson, Aitken and Smith	New Build De/C/COU NET	0 6 6	0 0 0	0 0 0	0 0 0	0 6 6	0 6 6	Change of use and conversion of the building from doctors surgery to residential in the form of 4 x 1-bed flats and 2 x 2-bed flats including provision of bin and cycle storage. Size: S
Caversham CA-R-0191 SU720746 0.01	8 Ardler Road Caversham RG4 5AE	180656 FUL Mr J Chahaun	New Build De/C/COU NET	2 -1 1	0 0 0	0 0 0	0 0 0	2 -1 1	2 -1 1	Demolition of existing bungalow and construction of 2x 2 storey semi-detached houses with associated car parking. Size: S
Caversham CA-R-0192 SU724748 0.05	82 Star Road Caversham RG4 5BE	180353 FUL MGH Design Services	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	The erection of a single detached dwelling and restoration of the existing Listed Cottage, including the construction of a replacement extension. Size: S

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Caversham CA-R-0193 SU728748 0.07	Land adjoining 5 Ian Mikardo Way Caversham RG4 5BZ	182031 REG3 Reading Borough Council	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 new three-bed dwelling and associated parking and access. Size: S
Caversham CA-R-0194 SU714746 0.03	Land at Abbotsmead Place Caversham RG4 8BB	181151 FUL TILCO	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Erection of a two-storey building to provide 2x1-bed flats (Class C3) with associated works including car/cycle parking, landscaping and refuse storage Size: S
Caversham CA-R-0195 SU715748 0.02	Land adjacent to 2 North Street Caversham RG4 8JA	190509 FUL Reading Real Estate Co. (UK) Limited	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Demolition of existing single storey detached building (Class D2) and erection of 2 x 2 bed dwellings (Class C3) and associated alterations. Size: S
Caversham CA-R-0196 SU715749 0.02	64 Prospect Street Caversham RG4 8JN	191866 COU Mr Bartlett	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 dwelling (Class C3) to 7 bed Large HMO (Class Sui Generis), and single storey rear extension Size: S
Church CH-R-0070 SU729700 0.03	Land adjacent to 41-43 Brybur Close RG2 8HN	150872 FUL Mr Leslie Wells	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of a block of five garages. Erection of a two bedroomed house and parking, cycle and bin storage. A house has been completed, but not in accordance with permission. Application 190693 to regularise development is undetermined. 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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Additional 3 bedroom 2 storey detached new dwelling on side of the existing house following demolition of existing detached garage and hip to gable conversion of existing dwelling. See 181103 for variation of condition including resiting dwelling. Size: S
Church CH-R-0075 SU730707 0.05	171 Blagdon Road RG2 7NE	170735 FUL Mr Alex Rhodes	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Proposed construction of a detached two bedroom house with parking, private amenity space and cycle storage within the side garden of 171 Blagdon Road. Size: S
Church CH-R-0077 SU728697 0.11	133 Whitley Wood Road RG2 8JH	170300 FUL Mr Steve Saunders	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	New development of two x 2-bedroom bungalows with 2 parking spaces per property. Size: S

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Church CH-R-0078 SU726709 0.16	51 Cressingham Road RG2 7RX	171231 FUL Morningwood Developments Ltd	New Build De/C/COU NET	6 -1 5	6 -1 5	6 0 6	0 0 0	0 0 0	0 0 0	Demolition of existing house and garage. Erection of 2 new buildings containing 6 x 1-bed flats with associated car parking and landscaping. Size: S
Church CH-R-0079 SU727719 0.07	8 Shinfield Road RG2 7BW	172207 COU Kennet Investments Ltd	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Part retrospective change of use from C3 dwelling to 7 bedroom large Sui Generis HMO, and single storey rear extension to accommodate 3 bedrooms to create a 10 bedroom, maximum 15 person HMO. Size: S
Church CH-R-0080 SU731709 0.04	6A Hawthorn Gardens RG2 7NA	181380 FUL SMARTePLANS	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Demolition of bungalow and erection of 2 storey 4 bed dwelling Size: S
Church CH-R-0081 SU730708 0.06	9 Highmead Close RG2 7NG	180641 FUL Mr Matthew Tremlett	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Two storey dwelling attached to 9 Highmead Close Size: S
Church CH-R-0082 SU729717 0.09	42 Shinfield Road RG2 7BW	180788 FUL Mr Mohammed Arif	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Demolition of the existing dwelling and the construction of a new detached dwelling to be used as a large sui generis HMO for a maximum of 14 persons. Size: S
Church CH-R-0083 SU728707 0.05	The Land Bankside Close RG2 7NH	181845 CLE Mr David Cameron	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 residential use of property. Size: S
Church CH-R-0084 SU727697 0.07	72 Wentworth Avenue RG2 8JL	190704 REG3 Reading Borough Council	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Construction of two two-bed dwellings and associated parking, landscaping and access. Size: S
Church CH-R-0085 SU730710 0.03	157 Northcourt Avenue RG2 7HG	190979 COU Mrs Zubda Hussain	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Retrospective application for the conversion of C4 HMO to a Sui-generis HMO for up to 7-persons. Size: S

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Church CH-R-0086 SU724708 0.04	3 Modbury Gardens RG2 7PD	191015 OUT The Keen Partnership	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Outline planning permission for access and scale for a single (two-bed) semi-detached residential dwelling, including alterations to the existing dwelling. Size: S
Church CH-R-0087 SU732701 0.01	3 Lacewood Gardens RG2 8JW	191377 COU Mrs Bhatti	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 single dwelling (class C3) to 8 person large HMO (Sui Generis), including conversion of garage to habitable room and associated external alterations. Size: S
Church CH-R-0088 SU728717 0.03	37 Northcourt Avenue RG2 7HE	191801 FUL Darren Chapman	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 -1 -1	1 0 1	0 0 0	1 0 1	Reconstruction and enlargement of dwelling Size: S
Katesgrove KA-R-0165/1 SU718730 0.06	83-85 London Street RG1 4QA	181880 PRA Mr Edward Richardson	New Build De/C/COU NET	0 18 18	0 0 0	0 0 0	0 18 18	0 0 0	0 18 18	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 18 X 1-bed dwellings. See 190727 (Residential Commitments) for additional development. Size: M
Katesgrove KA-R-0165/2 SU718730 0.06	83-85 London Street RG1 4QA	190727 FUL Mr Edward Richardson	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Single storey rear extension infilling undercroft to create new 1 bedroom flat and replacement of front windows. See 181880 for conversion of main building. 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	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Construction of one bedroom end of terrace dwelling Size: S
Katesgrove KA-R-0188 SU717727 0.08	112-126 Southampton Street RG1 2QX	150517 FUL Mr Surjit Jutla	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Demolition of existing garages and erection of 3 x 3 bed dwellings. Garages now demolished to provide car park. Size: S
Katesgrove KA-R-0191 SU717730 0.01	78 London Street RG1 4SJ	170714 PRA Musketeers Investments	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 no. 1 bed (maisonette at basement and ground floor; flat at first floor) and 1 no. 2 bed (maisonette at second and third floor) flats. Size: S

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Katesgrove KA-R-0192 SU715725 0.01	35 Alpine Street RG1 2PY	170818 FUL Mr & Mrs Ludgate	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Garage conversion and part single- part two-storey rear extension to create a two-bedroom residential maisonette. Size: S
Katesgrove KA-R-0193 SU716728 0.01	51 Southampton Street RG1 2QP	170845 PRA David Cooksley	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Prior approval for change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouse) to comprise 3 x 2 bed flats. Size: S
Katesgrove KA-R-0194 SU716728 0.04	92-96 Southampton Street RG1 2QX	160571 FUL Colony Development Ltd	New Build De/C/COU NET	7 0 7	7 0 7	7 0 7	0 0 0	0 0 0	0 0 0	The erection of a building containing 7 dwellings to the rear of 92 96 Southampton Street, including altered access off Pell Street and landscaping/Listed building consent for works to the boundary wall to number 92 along Pell Street. Size: S
Katesgrove KA-R-0196 SU716728 0.10	The Red Cow PH 50 Crown Street RG1 2SE	172255 COU Platinum SA	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Change of use of pub to restaurant at ground floor and erect single storey rear/side extension. Convert upper floor into 3 (1x studio & 2x 1-bed) flats incl first floor side extension. 170291 is similar permission for 275 sq m A3 and three flats. Size: S
Katesgrove KA-R-0197/1 SU718728 0.33	13-21 Crown Street and 27 Silver Street RG1 2SE	170794 FUL Thomas Homes Ltd	New Build De/C/COU NET	80 0 80	0 0 0	0 0 0	80 0 80	0 0 0	80 0 80	Residential development consisting of 80 no. dwellings (Class C3) with associated access and landscaping works. Demolition of existing buildings. See 180417 for adjacent development. Size: M
Katesgrove KA-R-0197/2 SU718728 0.03	Land at corner of Newark Street and Crown Street	180417 FUL Thomas Homes Ltd	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	9 0 9	0 0 0	9 0 9	Residential development comprising 9 flats (Class C3). See 170794 for adjacent development. Size: S
Katesgrove KA-R-0198 SU715725 0.01	30 Alpine Street RG1 2QA	172107 CNV Mrs Rahman	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 basement into an independent flat. Size: S
Katesgrove KA-R-0199 SU721722 0.13	125 Highgrove Street RG1 5EJ	171477 FUL al3d Limited	New Build De/C/COU NET	8 0 8	0 0 0	0 0 0	0 0 0	8 0 8	8 0 8	Erection of 8 new dwellings (Use Class C3) including landscaping. Demolition of existing buildings within site. Size: S

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Katesgrove KA-R-0200 SU716713 0.33	14 Arkwright Road RG2 0LS	180654 PRA Woodridge Developments	New Build De/C/COU NET	0 37 37	0 0 0	0 0 0	0 0 0	0 37 37	0 37 37	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 37 dwelling units. Size: M
Katesgrove KA-R-0201 SU720731 0.16	54-58 Queens Road RG1 4AZ	180982 PRA Pinemace Limited	New Build De/C/COU NET	0 20 20	0 0 0	0 0 0	0 0 0	0 20 20	0 20 20	Prior approval for change of use from offices to 20 residential flats including 4 x 2 bedroom and 16 x 1 bedroom flats. See 200055 (Non-Residential Commitments) for alternative permission for change of part of site to B1a/D1 mix. Size: M
Katesgrove KA-R-0204 SU718729 0.04	108 London Street RG1 4SJ	181218 COU Aspire 108 London Street Ltd	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 7 7	0 0 0	0 7 7	Change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works Size: S
Katesgrove KA-R-0205 SU718730 0.03	Addington House, 73 London Street RG1 4QA	180758 COU Mr Dave Hasler	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 0 0	0 8 8	0 8 8	Conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works. Size: S
Katesgrove KA-R-0206 SU716728 0.03	Rear of 86 Southampton Street RG1 2QR	180350 FUL Mr J. Rivers	New Build De/C/COU NET	2 1 3	0 0 0	0 0 0	0 0 0	2 1 3	2 1 3	Conversion of existing building to a 1-bed unit and the erection of a new two storey building comprising 2 x 1-bed units with associated car parking and cycle storage on land to the R/O 86 Southampton Street. Size: S
Katesgrove KA-R-0207 SU717726 0.01	9 West Hill RG1 2PN	181515 COU Mr Z Hussain	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Proposed change of use from a C3 dwellinghouse to a 7 person large Sui Generis HMO Size: S
Katesgrove KA-R-0208 SU719731 0.03	42 Queens Road RG1 4BB	181579 COU Ivy Crescent Ltd	New Build De/C/COU NET	0 5 5	0 5 5	0 5 5	0 0 0	0 0 0	0 0 0	Change of use from employment agency (A2) to 5 self-contained apartments with associated internal alterations, enlarged external basement light well with new windows and new roof lights to existing single storey rear extension. Size: S
Katesgrove KA-R-0210 SU717721 0.01	3 Aveley Walk RG2 0AP	181943 PRA Reading Borough Council Housing Department	New Build De/C/COU NET	0 1 1	0 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 B1(a) (offices) to C3 (dwelling houses) to comprise of 1 x 1 bedroom flat. Size: S

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Katesgrove KA-R-0211 SU719730 0.01	10 Southern Court South Street RG1 4QS	190965 PRA 10 Southern Court Ltd	New Build De/C/COU NET	0 16 16	0 16 16	0 16 16	0 0 0	0 0 0	0 0 0	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 16 residential units. Size: M
Katesgrove KA-R-0212 SU718715 0.01	125 Basingstoke Road RG2 0HE	181855 REG3 Reading Borough Council	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of redundant storage area to create a three-bedroom apartment Size: S
Katesgrove KA-R-0213 SU718716 0.06	85-87 Basingstoke Road RG2 0HA	190358 PRA Reading Corporate Ltd	New Build De/C/COU NET	0 23 23	0 0 0	0 0 0	0 0 0	0 23 23	0 23 23	Prior approval for change of use of part ground, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 23 flats. 182091 is alternative change of use for 17 flats. Size: M
Katesgrove KA-R-0214 SU715729 0.01	6 St Giles Court Southampton Street RG1 2QL	190008 PRA Annabelle De Souza Ltd	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Prior approval for change of use from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x studio flats. Size: S
Katesgrove KA-R-0215 SU719726 0.01	14 Mount Pleasant RG1 2TD	182070 CNV Mr Dhanushka Tennakoon	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Loft conversion with roof alterations, single storey rear extension and conversion of dwellinghouse into 2 flats (1no. 1 bedroom flat and 1no. 2 bedroom flat) Size: S
Katesgrove KA-R-0216 SU717729 0.01	11 Church Street RG1 2SB	181715 COU Mr Brian Cutts	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Conversion from commercial office class B1 to 2 residential units. Size: S
Katesgrove KA-R-0218 SU716728 0.02	59-61 Southampton Street RG1 2QU	190335 PRA The Owner and/or Occupier	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 part of ground floor from retail (A1) to 2 residential studio apartments (C3). Size: S
Katesgrove KA-R-0219 SU719731 0.04	36 Queens Road RG1 4AU	181238 COU Lawrence Hamblin Solicitors	New Build De/C/COU NET	0 5 5	0 0 0	0 0 0	0 5 5	0 0 0	0 5 5	Change of use from office to 5x1 bed flats, ground floor enlargement to rear and rooflights Size: S

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				Total	19-20	Constr	Strtd	Outst		
Katesgrove KA-R-0220 SU715729 0.03	26-28 Southampton Street RG1 2QL	181908 COU Sharps Commercial	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 a B1a to residential in the form of 2 x 1-bed and 1 x 2-bed, and associated works. Size: S
Katesgrove KA-R-0221 SU717727 0.01	111 Southampton Street RG1 2QZ	190088 CLE Euro Link	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as 4 self-contained flats, 2 (1 additional) at first floor and 2 (1 additional) at second floor level. Size: S
Katesgrove KA-R-0222 SU715729 0.03	34-38 Southampton Street RG1 2QL	181117 FUL MacNiven Quays Ltd	New Build De/C/COU NET	11 -1 10	0 0 0	0 0 0	0 0 0	11 -1 10	11 -1 10	Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units and associated works following the demolition of the existing buildings (basement & 3-storey public house and 2-storey residential building). Size: M
Katesgrove KA-R-0223 SU721727 0.05	Thorsby, 15 Kendrick Road RG1 5DU	191225 CLE Mr James Crow	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 a single dwelling. Size: S
Katesgrove KA-R-0224 SU719721 0.01	Equity House, 29 Whitley Street RG2 0EG	191335 PRA Mr Sunny Gill	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 first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 4 residential units. Plans show three dwellings rather than four. Size: S
Katesgrove KA-R-0225 SU719721 0.01	24 Milman Road RG2 0AY	190700 CLE Mrs Philbin	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 1st and 2nd floors as a 2 bedroom flat. Size: S
Katesgrove KA-R-0226 SU719721 0.02	6 Basingstoke Road RG2 0EL	191066 CLE Mrs Marion Bond	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 two self-contained flats (Class C3) Size: S
Katesgrove KA-R-0227 SU715729 0.01	1 St Giles Court Southampton Street RG1 2QL	191513 PRA DSLS Ltd	New Build De/C/COU NET	0 5 5	0 0 0	0 0 0	0 5 5	0 0 0	0 5 5	Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 5 x 1-bedroom flats. Size: S

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Katesgrove KA-R-0228 SU720721 0.04	7 Christchurch Gardens RG2 7AH	190942 CLE Turner Estates	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for the existing use as a 7 person HMO (Sui Generis) Size: S
Katesgrove KA-R-0229 SU719729 0.02	35 London Road RG1 5BJ	191703 COU Gravitas Property Group 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	Conversion from a C2A (secure residential institution) to a 6 bed, 6 person HMO (C4 use) with internal alterations Size: S
Katesgrove KA-R-0230 SU720724 0.05	Willow Corner, 29A Highgrove Street RG1 5EJ	190015 CLE Mr & Mrs Saunders	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for use of existing building at 29A Highgrove Street as seven flats (Class C3). Development completed in 2014/15, but recorded as four flats as permitted. Size: S
Kentwood KE-R-0092 SU672752 0.19	1025 - 1027 Oxford Road Tilehurst RG31 6TL	070937 REM Cubitt Homes Developments Ltd	New Build De/C/COU NET	12 -2 10	0 -2 -2	0 0 0	0 0 0	12 0 12	12 0 12	Reserved matters application pursuant to outline consent 061080 (demolish existing dwellings and erect 2 no. buildings containing 12 no. apartments) for approval of details of scale, appearance and landscaping. Size: M
Kentwood KE-R-0113/1 SU673747 0.09	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	162035 FUL Mrs Abida Saood	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Demolition of existing wooden frame building used as Church and 1 ancillary building and erection of 2 No. detached 4 bed dwellings, with parking spaces, garden shed and private garden. See 181395 for additional development. Size: S
Kentwood KE-R-0113/2 SU673747 0.16	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	181395 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	Erection of 5 bed detached house at the rear of 181 Kentwood Hill. 141375 & 170631 (VARIAT) cover alternative proposal for five bedroom house. See 162035 for additional development. Size: S
Kentwood KE-R-0114 SU689739 0.08	The Pond House PH 738 Oxford Road RG30 1EH	171127 FUL RJD London Mayfair Ltd	New Build De/C/COU NET	6 0 6	6 0 6	6 0 6	0 0 0	0 0 0	0 0 0	Erection of new building containing 3 x 2 bed and 3 x 1 bed flats, with associated private shared amenity space and car parking. 150539 was alternative development (allowed on appeal) for 3 houses. Size: S
Kentwood KE-R-0115 SU689739 0.07	750 & 752 Oxford Road RG30 1EJ	160938 FUL John Filbee Properties Limited	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 8 8	0 0 0	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-0118 SU671753 0.12	2 Elsley Road Tilehurst RG31 6RN	170376 FUL Mrs Siobhan Francis	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Demolition of existing bungalow and garage and construction of a new 5-bed house and double garage. 190203 is alternative permission for a residential extension. Size: S
Kentwood KE-R-0120 SU678744 0.02	87 Thirlmere Avenue Tilehurst RG30 6XH	160456 FUL Mr John Maynard	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Additional 3-bedroom semi-detached dwelling on the side garden of 87 Thirlmere Ave and loft conversion to create an additional bedroom to existing property. See 190298 for non-material amendment. Size: S
Kentwood KE-R-0121 SU674749 0.07	217 Kentwood Hill Tilehurst RG31 6JD	170109 FUL Mr Michael Phillips	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of a detached 3 bed chalet bungalow and parking area served by new driveway. Size: S
Kentwood KE-R-0123 SU683740 0.03	Land off 2 and 4 Romany Lane Tilehurst	172281 FUL Mr Darlow	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Proposed 2 storey dwelling with subterranean ground floor. Size: S
Kentwood KE-R-0124 SU672752 0.27	1019 Oxford Road Tilehurst RG31 6TL	172040 COU Duckquiff Limited	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	Change of Use from C4 (small House in Multiple Occupation) to C2 (residential institution) Size: S
Kentwood KE-R-0125 SU670748 0.20	71 Oak Tree Road Tilehurst RG31 6LA	171394 FUL Mr & Mrs Steve & Tracy Hudson	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing dwelling and replacement with 3 dwellings, with new access, landscaping and parking Size: S
Kentwood KE-R-0126 SU670752 0.13	9 Elsley Road Tilehurst RG31 6RP	181638 FUL Mr P Ambrose	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 new dwelling with garage Size: S
Kentwood KE-R-0127 SU672752 0.16	1015 Oxford Road Tilehurst RG31 6TL	190600 COU Mr Keith Shaw	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Retrospective planning permission for change of use to large HMO 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 19-20	Under Constr	Not Strtd	Total Outst	
Mapledurham MA-R-0112 SU702758 0.18	37 Richmond Road Caversham RG4 7PR	150753 FUL Hayward Nevitt	New Build De/C/COU NET	2 -1 1	0 -1 -1	0 0 0	2 0 2	0 0 0	2 0 2	Demolition of existing 4 bed bungalow and replacement with 2x5 bed properties, including highways and landscaping. See 182118 for non-material amendment. Size: S
Mapledurham MA-R-0116 SU701753 0.20	10 Upper Warren Avenue Caversham RG4 7EJ	170950 FUL Mr D Hartley	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Demolition of existing dwelling and construction of replacement dwelling. Size: S
Mapledurham MA-R-0117 SU685722 0.09	177 Upper Woodcote Road Caversham RG4 7JR	170909 FUL Mrs Rosemary Benford	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of two-storey dwelling with integral garage Size: S
Mapledurham MA-R-0118 SU698754 0.12	50 Chazey Road Caversham RG4 7DU	180311 FUL Mr Andrew Smith	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 -1 -1	1 0 1	0 0 0	1 0 1	New dwelling following demolition of existing house Size: S
Mapledurham MA-R-0119 SU702755 0.07	132 St Peters Avenue Caversham RG4 7DR	170037 FUL Mrs J. G. Allen	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Demolition of the existing bungalow and the erection of a new dwelling within the grounds. Size: S
Minster MI-R-0126 SU713726 0.63	5 - 9 Berkeley Avenue RG1 6EL	101656 EXT Lok'n Store Ltd	New Build De/C/COU NET	112 0 112	90 0 90	90 0 90	22 0 22	0 0 0	22 0 22	Extension of time for 070256 for redevelopment of storage premises for 112 flats. Allowed on appeal. See 171810 for NMA to relocate two dwellings and a bin store and 141935 for removal of affordable housing requirement. Size: M
Minster MI-R-0149 SU709728 0.26	1 Castle Crescent RG1 6AQ	151924 FUL Mr R Brown	New Build De/C/COU NET	8 4 12	8 4 12	8 4 12	0 0 0	0 0 0	0 0 0	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
Minster MI-R-0153 SU712722 0.23	Cadogan House Rose Kiln Lane RG2 0HP	181643 PRA Pegasus Group	New Build De/C/COU NET	0 39 39	0 0 0	0 0 0	0 0 0	0 39 39	0 39 39	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 39 residential units. 172277 and 182166 are alternative prior approvals for 19 and 24 dwellings respectively. Size: M

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				Total	19-20	Constr	Strtd	Outst		
Minster MI-R-0154 SU707729 0.11	8 Bath Road RG1 6ND	170671 COU Turner Estates & Mr Michael Bissell	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	COU from 12 bedroom residential care home (C2) and one bedroom self contained flat (C3), to a 12 person HMO (sui generis) and one bedroom self contained flat (C3) with associated car parking and bin / cycle storage facilities. Size: S
Minster MI-R-0155 SU722716 0.02	65 Brunswick Street RG1 6NY	171832 CNV Miss Clare Stewart	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Change the use of ground and first floor apartments to a single residential property. Size: S
Minster MI-R-0156 SU698728 0.10	5 Westcote Road RG30 2DL	160246 FUL Mrs M Chopra	New Build De/C/COU NET	8 -1 7	8 -1 7	8 0 8	0 0 0	0 0 0	0 0 0	Demolition of existing dwelling and erection of a part one, part two storey building comprising 2 x 1-bed and 6 x 2-bed flats, with associated parking, refuse store, and cycle store. Size: S
Minster MI-R-0157 SU699729 0.16	24 Southcote Road RG30 2AB	181201 CNV Turner Estates	New Build De/C/COU NET	0 -8 -8	0 0 0	0 0 0	0 -8 -8	0 0 0	0 -8 -8	Demolish single storey extensions and construct new extensions. Provision of an 8-bedroom HMO, a 7-bedroom HMO and self-contained 1-bedroom flat in the existing lower ground floor of the villa. Amenity space, car parking, cycle parking. Size: S
Minster MI-R-0158 SU710727 0.01	34 Field Road RG1 6AP	171211 CNV Martin John & Sarah Curno	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Rear ground and first floor extensions, Hip-to-gable roof conversion, and addition of rear dormer to facilitate conversion of dwelling from 2 to 3 flats. Size: S
Minster MI-R-0159 SU703720 0.03	2 Lesford Road RG1 6DX	171373 FUL Jagjit Singh Rai	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Construction of end terrace 2 storey 3 bedroom dwellinghouse with new vehicular access and rear amenity. Size: S
Minster MI-R-0160 SU699719 0.02	221 Wensley Road RG1 6EE	190720 FUL Mrs Salma Haque	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 dwelling on land adjacent to 221 Wensley Road. Size: S
Minster MI-R-0161 SU709724 0.03	14 Boston Avenue RG1 6JU	181728 COU Mr S Gupta	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Retrospective change of use from C3 residential dwellinghouse to an 8 bedroom sui generis House in Multiple Occupation Size: S

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				Total	Total	19-20	Constr	Strtd	Outst	
Norcot NO-R-0068 SU683735 16.40	Dee Park Estate Spey Road	091606 OUT Dee Park Partnership	New Build De/C/COU NET	705 -383 322	515 -301 214	0 0 0	0 0 0	190 -82 108	190 -82 108	Demol flats, centre, school, pub. Erect dwellings, community uses, retail, primary school. OUT 091606 for 705 units, with details for Ph 1 (092084/091899 - 264), Ph 2a (110612 - 106) and Ph 2b (131056 - 145). 172312 for community centre (638 sq m). Size: L
Norcot NO-R-0087 SU690730 0.04	2 Waverley Road RG30 2PX	162181 COU Miss Olivia Hutton <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	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 <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 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	12 0 12	12 0 12	0 0 0	0 0 0	0 0 0	Church extension of 88sqm with dedicated parking area, core access road and construction of 12 affordable housing units with associated parking and amenity space Size: M
Norcot NO-R-0092 SU691737 0.02	1a Beecham Road RG30 2RA	160862 PRA Heatherstone Ltd	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use from storage or distribution Buildings (Class B8) to dwelling houses (Class C3) for 2 x 1 bed and 2 x 2 bed dwellings. Size: S
Norcot NO-R-0093 SU688734 0.05	3 St Ronans Road RG30 2QE	170727 FUL Mr Rahman Francis	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of a two bedroom house. Size: S
Norcot NO-R-0095/1 SU692732 0.03	Wantage Road Post Office, 180 Wantage Road RG30 2SJ	172280 CLP Mr J Chauhan	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	CLP for change of use from shop with ancillary residential to a mixed use of shop/storage on ground floor, one studio on the 1st floor and 1 x 1 bedroom flat on the 1st/2nd floor. See 180572 and 180981 for additional development. Size: S
Norcot NO-R-0095/2 SU692732 0.03	Wantage Road Post Office, 180 Wantage Road RG30 2SJ	180572 PRA Mr J Chauhan	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Prior approval for a proposed change of use of a building from Class A1 (shops) to C3 (dwellinghouses) to comprise two dwellings on the ground floor. See 172280 and 180981 (Residential Commitments) for additional development. Size: S

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				Total	Total	19-20	Constr	Strtd	Outst	
Norcot NO-R-0095/3 SU692732 0.03	Wantage Road Post Office, 180 Wantage Road RG30 2SJ	180981 PRA Berkshire Corporate Homes	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Prior approval for a proposed change of use of a building from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 dwelling. See 172280 and 180572 for additional development. Size: S
Norcot NO-R-0096 SU694736 0.05	Rear of 24-26 Wantage Road RG30 2SE	161760 FUL Mr Hettiaratchy	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Construction of 2 semi detached houses at the rear of 24-26 Wantage Road with access from Wilson Road Size: S
Norcot NO-R-0097 SU693733 0.01	106 Wantage Road RG30 2SF	181350 COU Mr Zafar Iqbal	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	Change of use from C4 small House in Multiple Occupation to a 7 bedroom sui generis House in Multiple Occupation and replacement of garden room with an extension Size: S
Norcot NO-R-0098 SU686733 0.21	2-6 Water Road and 158 Dee Road RG30 4BU	161507 OUT Mrs K Fielden	New Build De/C/COU NET	11 -4 7	0 0 0	0 0 0	0 0 0	11 -4 7	11 -4 7	Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter. Size: S
Norcot NO-R-0099 SU684733 0.04	28 Eskin Close RG30 4DU	171458 FUL Mr Vickers	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of new dwelling adjacent to existing property Size: S
Norcot NO-R-0100 SU690737 0.02	37 St Georges Road RG30 2RG	190370 CLE Mr Simran Luthra	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as two flats Size: S
Norcot NO-R-0101 SU688738 0.02	29 Craig Avenue RG30 2PL	190880 CLE Mrs Nicola Dale	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use as 2 flats Size: S
Norcot NO-R-0102 SU694737 0.05	Land between 2-4 Wilson Road RG30 2RN	171087 FUL The Trustees of Reading Community Church	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Construction of a two storey 2 bedroom dwelling house and 3 x one bedroom flats with associated gardens and car parking Size: S

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Norcot NO-R-0103 SU689738 0.04	689 Oxford Road RG30 1HP	190413 COU Mr K Dervishi	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use from D1 (day care facility for people with learning difficulties) to part ground floor for B1 office and C3 residential for the remainder of the building. Size: S
Park PA-R-0110 SU733733 0.02	14 Cholmeley Road RG1 3NQ	150682 COU Mr Harguns	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Conversion of existing shop with residential accommodation over into 2 x 1 bedroom apartments and 1 x 3 bedroom apartment, and a two and a half storey front extension Size: S
Park PA-R-0117 SU739727 0.01	49 Wokingham Road RG6 1LG	152026 FUL Mr David Seward <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 store and workshop and access to first floor flat. Erection of new two-storey rear extension to provide a 4 single bedroom, 4 person, House in Multiple Occupation (Class C4) with separate access to existing first floor flat. Size: S
Park PA-R-0119 SU736734 0.04	Land adjacent to 102 Radstock Road RG1 3PR	171660 FUL Mr Ikbal Rob	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Proposed 3-bedroom detached house on land to the south of 102 Radstock Road. Proposed new drop kerb on Liverpool Road to create access for new dwelling. 161410 is alternative permission for one dwelling. Size: S
Park PA-R-0121 SU732731 0.07	28 Wokingham Road RG6 1JQ	150325 FUL S&T Coachworks	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	7 0 7	0 0 0	7 0 7	Erection of seven new flats: 4 x 2 bed flats and 3 x 1 bed flat Size: S
Park PA-R-0122 SU729732 0.16	Alexander House 205-207 Kings Road RG1 4LS	162057 FUL Mount Properties Limited C/O Investra Capital Ltd	New Build De/C/COU NET	56 0 56	0 0 0	0 0 0	0 0 0	56 0 56	56 0 56	Erection of basement and 4-7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a). Size: M
Park PA-R-0124 SU735725 0.08	81 Hamilton Road RG1 5RB	171562 CNV Dr Shoba Benjamin-Philip	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 -1 -1	0 0 0	0 -1 -1	Change of use from a C3 dwellinghouse to a 7 person large Sui Generis HMO Size: S
Park PA-R-0126 SU735733 0.04	172 London Road RG1 3PA	171546 COU Dr Sameer Patel	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 4 4	0 0 0	0 4 4	Change of use from D1 to 3x2 bed and 1x1 bed flat (C3). Demolition of existing garage, part first floor extension, new dormer roof extension, roof lights, entrance porches, re-building of existing brick boundary wall. Size: S

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				Total	19-20	Constr	Strtd	Outst		
Park PA-R-0127 SU740726 0.02	127a Wokingham Road RG6 1LH	172239 CNV Mr S Bharrich	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Part single-storey part two-storey rear extension, and dormers to rear roofslope. Enlargement of retail unit at ground floor. Conversion of upper floors to provide two flats (one 1-bed, one 2-bed). Provision of garden area to rear. Size: S
Park PA-R-0128 SU730733 0.01	90 Orts Road RG1 3JS	152287 FUL Mr Opinder Kaushal	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Replacement outbuilding to provide habitable accommodation following demolition of existing outbuilding. Size: S
Park PA-R-0130 SU736729 0.03	9 College Road RG6 1QE	190281 CLE Mrs Marion Bond	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as 2 flats Size: S
Park PA-R-0131 SU734734 0.02	29 Manchester Road RG1 3QE	181451 CNV Mr Berry	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 single dwellinghouse into 2 flats (1x3 & 1x2-bed), including replacement single storey rear extension, south elevation bay window and associated works. Size: S
Park PA-R-0132 SU733729 0.09	27 Hamilton Road RG1 5RA	161779 FUL Tanveer Hare	New Build De/C/COU NET	0 9 9	0 0 0	0 0 0	0 9 9	0 0 0	0 9 9	Single storey side and two storey rear extensions and conversion of existing 12 bedroom HMO to 7 one bedroom flats and 2 two bedroom flats Size: S
Park PA-R-0133 SU732735 0.01	44 Freshwater Road RG1 3NA	191070 CLE Mr Stuart Randall	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 self contained flats Size: S
Park PA-R-0134 SU736734 0.02	393 London Road RG1 3PB	181504 COU Mr Khawar Hussain	New Build De/C/COU NET	0 5 5	0 0 0	0 0 0	0 0 0	0 5 5	0 5 5	Change of use from a large sui generis HMO to 5 self-contained C3 apartments (3 x 1 bed and 2 x 2 bed units) including formation of accommodation at basement level Size: S
Peppard PE-R-0093 SU717766 0.18	Brindles, off Lyfield Court Kidmore End Road Emmer Green RG4 8SH	080469 FUL Mr P Hancock	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	New house and garage. Incorrectly listed as lapsed in previous years. Size: S

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Peppard PE-R-0103 SU719765 0.09	7 School Lane Emmer Green RG4 8LL	170316 FUL Mr Cyrus Goodall	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Proposed demolition of existing dwelling and garage and erection of new dwelling, detached garage and shed. Size: S
Peppard PE-R-0108 SU734757 0.04	Land adjacent to 11 Blackwater Close Caversham RG4 6NP	141868 OUT Mrs J Kaigg	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Outline application for the erection of additional 1-bedroom self-contained dwelling house (access, appearance, layout and scale). See 162054 for reserved matters. Size: S
Peppard PE-R-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	Erection of a 4 bedroom two storey detached house (access and layout). See 170120 for reserved matters. Development carried out not in accordance with plans, and undetermined application 182254 is to regularise the situation. Size: S
Peppard PE-R-0112 SU725774 0.10	Felix Cottages Kiln Road Emmer Green RG4 9PE	152039 FUL Mr S Pankhurst <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Erection of a five bedroom detached dwelling on land adjacent to No. 1 Felix Cottages and a single storey rear extension to No. 1 Felix Cottages. Size: S
Peppard PE-R-0113 SU731756 0.07	7 Hawthorne Road Caversham RG4 6LY	151114 FUL Mr Richard Roberson	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 0 0	0 0 0	1 0 1	1 0 1	Replace existing residential dwelling with new build residential home Size: S
Peppard PE-R-0114 SU727750 0.07	92 Lower Henley Road Caversham RG4 5LE	160098 FUL Mr Jeremy Fisher	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of three bedroom detached dwelling including fenestration alterations to No.92 Size: S
Peppard PE-R-0115 SU717771 0.07	140 Kidmore End Road Emmer Green RG4 8SP	171252 FUL Mr & Mrs T Edwards	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Replacement of existing bungalow with new two storey dwelling Size: S
Peppard PE-R-0116 SU721763 0.06	Crombies Oak Lowfield Road Caversham RG4 6NG	171791 FUL Mr S Singh Mattu	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Demolition of existing dwelling and construction of replacement 4-bed dwelling. Size: S

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Peppard PE-R-0118 SU732755 0.12	Land to the rear of 282 Henley Road Caversham RG4 6LS	161183 FUL Henley Road Developments	New Build De/C/COU NET	4 0 4	4 0 4	4 0 4	0 0 0	0 0 0	0 0 0	Proposed erection of 4 no 3 bed dwellings, and associated works including removal of 2 no trees to facilitate creation of internal access road from Montfort Gate. Size: S
Peppard PE-R-0119/1 SU729752 0.96	199-207 Henley Road Caversham RG4 6LJ	170959 FUL Henley Road 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	Demolish 199-203 erect 42 dwellings with access and landscaping. Permission 180418 is for the same number of dwellings but in outline. See 190835 for alternative permission for residential care. Figures zero here to avoid double counting. Size: M
Peppard PE-R-0119/2 SU729752 0.96	199-203 and r/o 205-207 Henley Road Caversham RG4 6LJ	190835 FUL Signature Senior Lifestyle Ltd	New Build De/C/COU NET	0 -3 -3	0 0 0	0 0 0	0 0 0	0 -3 -3	0 -3 -3	Demolish 199-203 for 4/3/2 storey 82 unit residential care home with associated external structures, access from Henley Road, car parking and landscaping. 170959 is alternative proposal for 42 dwellings (Residential Commitments only). Size: M
Peppard PE-R-0119/3 SU730752 0.37	209-219 Henley Road Caversham RG4 6LJ	190887 FUL Henley Road Ltd	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	0 0 0	9 0 9	9 0 9	Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping. See 190835 or 190959 for adjacent development. Size: S
Peppard PE-R-0120 SU729753 0.15	4 Copse Avenue Caversham RG4 6LX	181306 FUL Niten Patel	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Erection of 2 x 3 bedroom detached dwellings and provision of access, parking, and bin storage. Size: S
Peppard PE-R-0121 SU720768 0.09	20 Chalgrove Way Emmer Green RG4 8SJ	172325 FUL Mr Toby Boyes	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 -1 -1	3 0 3	0 0 0	3 0 3	Demolition of existing bungalow and replacement with 1x3 bed detached house and 2x4 bed houses as a semi detached house. Size: S
Peppard PE-R-0122 SU728752 0.02	190 Henley Road Caversham RG4 5LN	181305 FUL Miss V. Coldwell	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of existing garage and replacement with detached dwelling Size: S
Peppard PE-R-0123 SU721773 0.13	368 Peppard Road Emmer Green RG4 8UZ	160005 FUL Mr Mike Crombie	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Demolition of outbuildings and single storey annex to be replaced with 2 x 3 bed detached dwellings to the side and rear of No. 368 Peppard Road, including parking, access road & landscaping. 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 19-20	Under Constr	Not Strtd	Total Outst	
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 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Proposed change of use from three self-contained one-bedroom flats and five bedsits with shared bathroom facilities, to four self-contained studio flats, one self-contained one-bedroom flat and one self-contained two-bedroom flat. Size: S
Redlands RE-R-0164 SU727732 0.01	286 Kings Road RG1 4HP	181090 PRA Serrate Ltd	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Prior approval for change of use of existing building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 residential 1-bed flats. Size: S
Redlands RE-R-0171 SU731727 0.02	61 Addington Road RG1 5PZ	150081 CNV Mr Mohammad Shahid	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Conversion of existing house into four self-contained apartments, incorporating a two-storey rear extension and formation of vehicular crossover from Addington Road. 151143 is alternative conversion for three flats. Size: S
Redlands RE-R-0172 SU722722 0.08	35 Christchurch Road RG2 7AN	151034 COU Mr Tony Chima <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 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 3 3	0 3 3	0 0 0	0 0 0	0 0 0	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-0176/1 SU728732 0.29	Aspen House 300 Kings Road RG1 4HP	170512 PRA CCL Develco 4 Ltd	New Build De/C/COU NET	0 78 78	0 78 78	0 78 78	0 0 0	0 0 0	0 0 0	Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 78 flats. 170915 deals with associated physical changes. See 180683 (Residential Commitments) for adjacent new development. Size: M
Redlands RE-R-0176/2 SU728732 0.06	Land adjacent 300 Kings Road RG1 4HP	180683 FUL Titan Property Developments	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	0 0 0	14 0 14	14 0 14	Construction of a part five part three storey building of 14 residential apartments (C3) and associated undercroft car parking. See 170512 for conversion of adjacent building. Size: M
Redlands RE-R-0186 SU722719 0.15	Warwick House 1 Warwick Road RG2 7AX	151407 FUL Creative Support	New Build De/C/COU NET	10 0 10	0 0 0	0 0 0	0 0 0	10 0 10	10 0 10	A single building comprising 10 flats on 2 floors on land adjacent to Warwick House, Warwick Road Reading. Size: M

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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	19-20	Constr	Strtd	Outst		
Redlands RE-R-0188 SU727722 0.01	28-30 New Road RG1 5JD	180874 CNV Mrs C Froy	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Subdivision of dwelling to create two separate dwellings (28 & 30 New Road) and single storey rear extensions to proposed no.28 Size: S
Redlands RE-R-0189 SU727720 0.06	25 Redlands Road RG1 5HX	180144 CNV Mr Paul Kilshaw	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Demolish rear projection, construct rear extension, and COU from a single dwelling house to 4 flats and studio with associated car parking, bin and cycle storage. See 180144 (Non-Residential Commitments) for alternative COU to HMO and one flat. Size: S
Redlands RE-R-0190 SU725731 0.02	12 Eldon Terrace RG1 4DX	180467 FUL Mr Jagtar Dhadwal	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 -1 -1	0 0 0	3 0 3	3 0 3	Demolition of existing dwelling with garages and erection of replacement two storey (and roofspace accommodation) building comprising 3x1-bed residential units (Class C3) with associated bin and cycle storage. Size: S
Redlands RE-R-0192 SU724732 0.08	Mulberry House, 1a Eldon Road RG1 4DJ	180591 FUL The Faculty Ltd	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	0 0 0	7 0 7	7 0 7	Demolish Mulberry House (D1) and erect part 3, part 5 storey building for 7 (3x1 & 4x2-bed) dwellings, 5 parking spaces. Demolition complete under separate consent. Size: S
Redlands RE-R-0193 SU730726 0.02	30 Addington Road RG1 5PX	190218 CLE Nimbus Ltd	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Existing use as 2 flats Size: S
Redlands RE-R-0194 SU728727 0.09	38 Alexandra Road RG1 5PF	182052 COU Mr Charles D'Cruz	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Retrospective change of use from C3 dwelling house to 6 Bed C2 Assisted living use, with communal areas. With an onsite manager in a flat on the second floor and new part two storey and part single storey side extensions to create additional 3 x C2 rooms. Size: S
Redlands RE-R-0195 SU729731 0.11	149 London Road RG1 5DE	161303 COU Mr Bharminder Bahathal	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Conversion of vacant A3 restaurant into 6 flats Size: S
Redlands RE-R-0196 SU725731 0.09	17 Eldon Square	180274 FUL Mr & Mrs S Huntridge	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Demolition of existing garages and erection of 2 x two bedroom and 1 x one bedroom terraced houses with associated amenity space and vehicular access to a parking area. 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 19-20	Under Constr	Not Strtd	Total Outst	
Redlands RE-R-0197 SU727732 0.02	276 Kings Road RG1 4HP	190724 COU RK Property and Management Ltd	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Internal alterations and retrospective change of use from small HMO (C4) to a large HMO (Sui Generis) comprising seven bedrooms for up to a maximum of seven persons Size: S
Redlands RE-R-0198 SU732725 0.02	67a Foxhill Road RG1 5QR	190318 COU Mr Paul West	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 the existing building to two additional two bedroom flats and associated fenestration Size: S
Redlands RE-R-0199 SU722732 0.04	105 Northumberland Avenue RG2 7PT	191178 COU Manjinder Singh	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Conversion of dwellinghouse (use class C3) to 7 person HMO (use class Sui Generis) Size: S
Redlands RE-R-0200 SU731728 0.01	96 De Beauvoir Road RG1 5NP	191624 CLE Mr & Mrs Parshotam Singh and Gurjeet Kaur Dhillon	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 ground floor 2-bed flat and first floor 3-bed flat 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	118 0 118	10 0 10	0 0 0	0 0 0	0 0 0	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. Size: L
Southcote SO-R-0074 SU687721 0.06	Land adjacent to The Horncastle, 208 Bath Road RG30 2HJ	162366 FUL Murleigh Developments Limited	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of one new dwelling at the rear of the Horncastle public house on New Lane Hill. See 191933 for revised plans. Size: S
Southcote SO-R-0075 SU685722 0.06	1 Honey End Lane RG30 4EL	170260 FUL Mr Amman Sharma	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Conversion and extension of existing dwelling to 4 x 2 bedroom flats Size: S
Southcote SO-R-0076 SU694721 0.14	112 Southcote Lane RG30 3AF	180148 FUL Claremont Homes	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Erection of 4 dwellings with associated parking. Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
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Southcote SO-R-0077 SU683721 0.03	261 Bath Road RG30 2BH	180215 CNV Mr P N Shepherd	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use from dwellinghouse to 1 x 2 bedroom flat on the ground floor, and 4 person HMO at first and second floors. Size: S
Southcote SO-R-0078 SU689720 0.05	13 Virginia Way RG30 3QJ	180569 FUL Mr & Mrs S Heath	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of a 2 bedroom dwelling (with home office) to the side of 13 Virginia Way Size: S
Southcote SO-R-0079 SU695721 0.02	Land adjacent to 73 Southcote Lane RG30 3AQ	162358 FUL GS Property Developments Ltd	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	New detached two storey, four bedroom dwelling house and associated external works on land to the side of 73 Southcote Lane Size: S
Southcote SO-R-0081 SU692712 0.26	Wire Mill Southcote Farm Lane RG30 3DZ	171588 FUL Mr & Mrs Graham and Sidonie Puddephatt	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use and construction of new café, holiday let apartment, and manager's accommodation on top of the existing footprint of the derelict Wire Mill (sui generis). Size: S
Southcote SO-R-0083 SU688720 0.01	Jimmy Green Court, 52 Coronation Square RG30 3QN	190306 REG3 Reading Borough Council	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of advice centre to a two bedroom apartment Size: S
Southcote SO-R-0084 SU684717 0.03	14 Ainsdale Crescent RG30 3JA	190865 CNV HJ Premises	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 C3 dwellinghouse dwelling house into 2x 2 bed flats Size: S
Southcote SO-R-0085 SU694721 0.05	114 Southcote Lane RG30 3AF	190941 CNV Cube Developments	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Two storey side extension. Single storey rear extension. Conversion of dwelling to provide 2 no. dwellings (1x 3-bed, 1x 2-bed). Size: S
Thames TH-R-0152 SU708750 0.01	1-4 Dovedale Close Caversham RG4 7AL	141730 FUL Grace Allen Homes Ltd	New Build De/C/COU NET	4 -4 0	0 0 0	0 0 0	0 0 0	4 -4 0	4 -4 0	Demolition of existing 2 blocks of 2 maisonettes, garages and redundant nurses station. Erection of 2 detached houses (4 Bed) and 1 pair semi-detached houses (4 bed). 181459 is for variation of condition for new plans. 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 19-20	Under Constr	Not Strtd	Total Outst	
Thames TH-R-0153 SU713754 0.20	153 Hemdean Road Caversham RG4 7QU	160959 FUL Mr Matthew Chamberlain	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolish dwelling and construct 3 detached dwellings, 2x 4-bedroom and 1x 3-bedroom. 182199 is non-material amendment for building size. 191100 is alternative permission for replacement of bungalow with a two storey, 4 bed dwelling. Size: S
Thames TH-R-0154 SU707755 0.08	45 Albert Road Caversham RG4 7AW	171753 OUT Executors of the Estate of G E M Wolters (deceased)	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Outline planning application for a single detached dwelling, with all matters reserved apart from access. See 190601 for reserved matters. Size: S
Thames TH-R-0155 SU707749 0.09	5 St Peters Avenue Caversham RG4 7DD	182037 FUL Mr S Marie	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 bungalow. Construction of a replacement 2 storey dwelling with associated external works. Size: S
Thames TH-R-0156 SU710768 0.08	28 Highdown Avenue Emmer Green RG4 8QS	190535 FUL Mr & Mrs K Fischer	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 bungalow, erection of two storey detached dwelling Size: S
Thames TH-R-0157 SU716753 0.04	45 Peppard Road Caversham RG4 8NR	200141 COU Dr Chadwick	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 surgery (Class D1) to dwellinghouse (Class C3). Size: S
Thames TH-R-0158 SU711765 0.06	Land adjacent to 25 Tredeggar Road Emmer Green RG4 8QE	181176 FUL Snowstorm 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	1 x two storey four bedroom dwelling Size: S
Tilehurst TI-R-0141/1 SU672738 0.05	Rear Of 52 Norcot Road Tilehurst RG30 6BU	151144 FUL Mr Sanjay Sharma	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	2 x 2 bed semi-detached houses to the rear of 52 Norcot Road, including landscaping and vehicular access Size: S
Tilehurst TI-R-0141/2 SU672738 0.03	52 Norcot Road Tilehurst RG30 6BU	190649 COU Nicol Archer	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 at ground floor level from beauty salon (Sui Generis) to 2 flats (1 x one-bedroom flat and 1 x two-bedroom flat) and associated works. Size: 0

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	19-20	Constr	Strtd	Outst		
Tilehurst TI-R-0170 SU67729 1.04	Land at Conwy Close Tilehurst	161390 REG3 Reading Borough Council	New Build De/C/COU NET	57 0 57	57 0 57	44 0 44	0 0 0	0 0 0	0 0 0	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
Tilehurst TI-R-0171 SU665742 0.04	126 Westwood Road Tilehurst RG30 4PT	171255 FUL Ian Badcock	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 single storey detached 2 bedroom bungalow on land at rear of 126 Westwood Road Size: S
Tilehurst TI-R-0172 SU671739 0.01	14a Lemart Close Tilehurst RG30 4UE	172194 PRA Mr John Hayes	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Prior approval for change of use of 14a Lemart Close from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 x 1-bed flats. Size: S
Tilehurst TI-R-0174 SU668734 0.03	59 St Michaels Road Tilehurst RG30 4RR	152237 FUL Mr Peter Errington	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of existing garage and erection of two storey semi-detached dwelling. Size: S
Tilehurst TI-R-0176 SU663737 0.04	34 Chapel Hill Tilehurst RG31 5DG	180580 FUL Mr & Mrs Adam & Kate Turner	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 -1 -1	1 0 1	1 -1 0	Demolition of existing bungalow and erection of a two storey detached house Size: S
Tilehurst TI-R-0179 SU664737 0.05	26a Chapel Hill Tilehurst RG31 5DG	190057 FUL Mr And Mrs D Rolfe	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	1 four bed detached new dwelling Size: S
Tilehurst TI-R-0180 SU674737 0.07	82 Chichester Road Tilehurst RG30 4XD	190902 FUL Mr A Deacon	New Build De/C/COU NET	2 -1 1	0 -1 -1	0 -1 -1	0 0 0	2 0 2	2 0 2	Erection of 2 x 3-bed semi detached dwellings following demolition of existing dwelling (part retrospective) Size: S
Tilehurst TI-R-0181 SU671739 0.09	20b Norcot Road Tilehurst RG30 6BU	181302 FUL Raffles Place Apartments Ltd	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Erection of 3 semi-detached dwellings following demolition of the existing garages 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	Comp	Under	Not	Total	
				Total	Total	19-20	Constr	Strtd	Outst	
Whitley WH-R-0064/1 SU698702 24.65	Pingemead Business Park & Land adj to Longwater Avenue	102172 OUT St Edward And Prudential Assurance Company Ltd	New Build De/C/COU NET	836 0 836	379 0 379	44 0 44	169 0 169	288 0 288	457 0 457	Ph 1: FUL 68 dwells, retail, hall, O/L 669 dwells, extra care, offs, primary sch, surgery, sports pitch). REM -151070 Ph 1c, 151761 Ph 2a (uplift 49), 162050 Ph 2c, 160700 Ph 3a, 170095/96 Ph 3b, 170087 Ph 3c, 180546 Ph 4, 161893 Ph 5, 171017 Ph 6b. Size: L
Whitley WH-R-0064/2 SU696702 1.44	Green Park Village Longwater Avenue	171019 FUL St. Edward Homes Limited	New Build De/C/COU NET	339 0 339	0 0 0	0 0 0	188 0 188	151 0 151	339 0 339	Development for 339 dwellings, 556 sqm retail (A1, A2, A3, A4, A5), residents' gym and car parking, and other associated works (Phase 6A). Replaces part of O/L 102172 for offices, for which figures are zero in 102172 to avoid double counting. Size: L
Whitley WH-R-0068 SU723693 0.10	196 Whitley Wood Road RG2 8LQ	130701 FUL Mr Andy Deacon	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 0 0	3 0 3	0 0 0	3 0 3	Demolition of existing bungalow and construction of three 2-bed terraced houses. Size: S
Whitley WH-R-0069 SU713706 0.03	79 Tean House Havergate Way RG2 0GU	152188 COU Berkeley Homes (Western) Ltd	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	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
Whitley WH-R-0072 SU715693 6.17	Worton Grange Imperial Way	151944 OUT Kier Reading LLP	New Build De/C/COU NET	175 0 175	175 0 175	76 0 76	0 0 0	0 0 0	0 0 0	O/L - 175 homes, & FUL for 12 B1c/B2/B8 units, showrooms, retail, hotel, pub, coffee shop, restaurant, bank. 161496 - REM for resi. 162257 changes 372sqm A2 to 557sqm flexible A1/A2/A3. 171568 increases one showroom from 1115-1272 sqm Size: L
Whitley WH-R-0073 SU718710 0.02	273 Basingstoke Road RG2 0HY	170161 FUL SEP Properties Limited	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Change of use to existing first floor from A2 to C3 incorporating extensions to first and second floor to create 4 no. new flats with bin storage to rear of ground floor. 161136 is alternative proposal for 3 new flats. Size: S
Whitley WH-R-0074 SU720695 0.03	10 Moreleigh Close RG2 8SQ	150624 FUL Mr Stephen Loman	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Proposed construction of 1 three bedroom house with parking, amenity space and cycle storage. Size: S
Whitley WH-R-0075 SU720692 0.19	155-159 Whitley Wood Lane RG2 8PW	180858 FUL Waddington Forbes Homes Ltd	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	4no semi-detached dwellings with new access from Salford Close following demolition of existing storage buildings. See 170519 for alternative outline permission for 4 houses on smaller site. Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
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Whitley WH-R-0076 SU717699 0.03	505 Basingstoke Road RG2 0SH	170067 FUL Mr & Mrs Adam Girdler	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 bed dwelling. Size: S
Whitley WH-R-0077 SU718694 0.02	45 Whitley Wood Lane RG2 8PN	171243 OUT Mr Kenneth Darville	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Outline application for the erection of a new detached dwelling at land to the rear of 45 Whitley Wood Lane with access off Byworth Close with all matters reserved apart from access and layout. Size: S
Whitley WH-R-0078 SU718698 0.01	85 Ambrook Road RG2 8SW	170827 FUL Mr Paul Godden	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Subdivision of the site and construction of a detached two storey three bedroom property. Size: S
Whitley WH-R-0079 SU720692 0.04	96 Whitley Wood Lane RG2 8PP	180464 COU Dr Gargav	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use from doctors surgery to 2 self contained flats. Size: S
Whitley WH-R-0080 SU721691 0.05	177-179 Whitley Wood Lane RG2 8PW	180595 CNV Mr Ghanshyam Patel	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Proposed internal alterations and new external access to provide additional first floor dwelling. Size: S
Whitley WH-R-0081 SU708697 15.47	Land at Madejski Stadium Shooters Way RG2 0FL	160199 OUT Reading Prop Co	New Build De/C/COU NET	618 0 618	0 0 0	0 0 0	0 0 0	618 0 618	618 0 618	O/L for residential for up to 422 units; FUL for 196 units, convention centre, ice rink, 246 bedroom hotel and up to 102 serviced apartments, car parking, retail space (A1 and A3/A4), office and community space, public open space. Size: L
Whitley WH-R-0082 SU718708 0.06	319 Basingstoke Road RG2 0JA	190116 CNV Mr Jianzu Guan	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 to single dwelling (Class C3) and single storey rear extension (part retrospective) Size: S
Whitley WH-R-0083 SU718708 0.08	313 Basingstoke Road RG2 0JA	190869 CNV Mr Nicholas Wallwork	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Subdivision of an existing detached dwellinghouse into two separate flats and for the installation of two windows located on the south side elevation of the dwellinghouse. Size: S

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
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Whitley WH-R-0084 SU712706 0.26	Former Sales and Marketing Suites Drake Way	180543 FUL Berkeley Homes	New Build	12	0	0	0	12	12	Proposed construction of 12 apartments (1 x 1 bed, 11 x 2 bed) with associated car parking, landscaping and open space, and infrastructure provision. Size: M
			De/C/COU	0	0	0	0	0	0	
			NET	12	0	0	0	12	12	

7. SCHEDULE OF INDIVIDUAL 'SOFT COMMITMENTS'

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	19-20	Constr	Strtd	Outst		
Abbey SU714736 1.36	Friar Street and Station Road	CR11a LOCPLAN	New Build 197 De/C/COU 0 NET 197							Allocated in Local Plan for 150-270 dwellings. Parts of site have been permitted and appear in hard commitments, and figures show remainder. Size: L
Abbey SU716737 1.51	Brunel Arcade and Apex Plaza	CR11d LOCPLAN	New Build 380 De/C/COU 0 NET 380							Allocated in Local Plan for 250-380 dwellings, offices, retail and leisure. Size: L
Abbey SU714740 6.71	North of Station	CR11e LOCPLAN	New Build 960 De/C/COU 0 NET 960							Allocated in Local Plan for 640-960 dwellings, offices, retail and leisure, hotel Size: L
Abbey SU712741 0.92	West of Caversham Road	CR11f LOCPLAN	New Build 115 De/C/COU 0 NET 115							Allocated in Local Plan for 75-115 dwellings Size: M
Abbey SU715741 1.24	Riverside	CR11g LOCPLAN	New Build 370 De/C/COU 0 NET 370							Allocated in Local Plan for 250-370 dwellings, retail and leisure, potential offices Size: L
Abbey SU720738 1.62	Napier Court Napier Road	CR11i LOCPLAN	New Build 310 De/C/COU 0 NET 310							Allocated in Local Plan for 210-310 dwellings Size: L
Abbey SU710738 2.46	Cattle Market	CR12a LOCPLAN	New Build 490 De/C/COU 0 NET 490							Allocated in Local Plan for 330-490 dwellings and retail Size: L
Abbey SU710737 3.02	Great Knollys Street and Weldale Street	CR12b LOCPLAN	New Build 67 De/C/COU 0 NET 67							Allocated in Local Plan for 280-510 dwellings and business uses. Part of site has been permitted and appears in hard commitments, whilst 191086 has resolution to grant subject to S106 (see below). Figures here show remainder. Size: L

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	19-20	Constr	Strtd	Outst		
Abbey SU709736 0.04	Unit 16 North Street	191086 FUL Atlas Controls	New Build 10 De/C/COU 0 NET 10							Redevelopment of site to provide 295sqm of office space (Class B1(a)) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage. Size: M
Abbey SU708734 1.15	Chatham Street, Eaton Place and Oxford Road	CR12c LOCPLAN	New Build 178 De/C/COU 0 NET 178							Allocated in Local Plan for 180-260 dwellings. Parts of site have been permitted and appear in hard commitments, and figures show remainder. Size: L
Abbey SU712733 2.75	Broad Street Mall Broad Street	182137 FUL Inception (Reading) Sarl (c/o Moorgarth Group Ltd)	New Build 446 De/C/COU 0 NET 446							3 resi bldgs (5-22 storeys) above Broad St Mall (348 units), 16 storey bldg on South Court for 1st floor A1/A2/A3 and residential (98 units), grnd floor A1/A3/A4 on Dusseldorf Way and grnd floor A1/A2/A3 on Queens Wk, and other associated works. Size: L
Abbey SU712732 3.41	Hosier Street	CR12e LOCPLAN	New Build 750 De/C/COU 0 NET 750							Allocated in Local Plan for 500-750 dwellings, retail and leisure, new theatre Size: L
Abbey SU720735 1.44	Reading Prison	CR13a LOCPLAN	New Build 0 De/C/COU 90 NET 90							Allocated in Local Plan for conversion to various uses, including residential for 65-90 dwellings Size: L
Abbey SU721737 6.99	Forbury Retail Park	CR13b LOCPLAN	New Build 1,075 De/C/COU 0 NET 1,075							Allocated in Local Plan for 1,230-1,840 dwellings and retail development. Parts of site have been permitted and appear in hard commitments, and figures show remainder. Size: L
Abbey SU724736 2.07	Kenavon Drive and Forbury Business Park	CR13c LOCPLAN	New Build 285 De/C/COU 0 NET 285							Allocated in Local Plan for 190-285 dwellings Size: L
Abbey SU729736 0.71	Gas Holder Alexander Turner Close RG1 3EA	190627 FUL Danescroft (Kenavon Drive Project Management) LLP	New Build 130 De/C/COU 0 NET 130							Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space. Size: M

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	19-20	Constr	Strtd	Outst		
Abbey SU706735 0.55	Central Swimming Pool Battle Street	CR14a LOCPLAN	New Build De/C/COU NET	120 0 120						Allocated in Local Plan for 80-120 dwellings Size: M
Abbey SU717734 0.29	3-10 Market Place, Abbey Hall & Abbey Square	CR14e LOCPLAN	New Build De/C/COU NET	70 0 70						Allocated in Local Plan for 46-70 dwellings, office, retail and leisure Size: M
Abbey SU716734 0.08	1-5 King Street	CR14f LOCPLAN	New Build De/C/COU NET	0 6 6						Allocated in Local Plan for change of use to 16-24 dwellings and town centre uses. Parts of site have been permitted for alternative uses and appear in Non-Residential Commitments, and figures show remainder. Size: M
Abbey SU725733 0.10	187-189 Kings Road	CR14k LOCPLAN	New Build De/C/COU NET	0 33 33						Allocated in Local Plan for change of use to residential (22-33 dwellings) or student accommodation Size: M
Abbey SU719740 0.50	Caversham Lock Island/Caversham Weir Thames Side	CR14m LOCPLAN	New Build De/C/COU NET	0 -1 -1						Allocated in Local Plan for leisure uses Size: S
Abbey SU709742 0.60	2 Ross Road and part of Meadow Road	WR3b LOCPLAN	New Build De/C/COU NET	60 0 60						Allocated in Local Plan for 39-60 dwellings Size: M
Abbey SU705736 0.05	49a-51a George Street RG1 7NP	191144 FUL Mr Andrew Rosser	New Build De/C/COU NET	2 2 4						Total of six dwellings (net increase of 4 dwellings), comprising re-modelling, extensions, dormer windows and external alterations to form four apartments and demolition of existing warehouse and construction of two apartments. Size: S
Abbey SU709736 0.23	Former Reading Family Centre North Street RG1 7DA	191659 REG3 Reading Borough Council	New Build De/C/COU NET	0 0 0						Two buildings for 41 dwellings as affordable housing units including access, parking and landscaping. See 181652/181653 in hard commitments for alternative (outline) and figures zero here to avoid double counting. Size: M

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress							Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
				Total	19-20	Constr	Strtd	Outst		
Battle SU701734 0.22	Rear of 303-315 Oxford Road	WR3h LOCPLAN	New Build De/C/COU NET	20 0 20						Allocated in Local Plan for 14-20 dwellings Size: M
Battle SU705733 0.30	221-221 Oxford Road, 10 & r/o 8 Prospect Street	WR3g LOCPLAN	New Build De/C/COU NET	10 0 10						Allocated in Local Plan for residential development (6-10 dwellings) with district centre uses on ground floor. Size: M
Battle SU699739 2.77	Part of former Battle Hospital Portman Road	WR3i LOCPLAN	New Build De/C/COU NET	29 0 29						Allocated in Local Plan for 160-240 dwellings. Most of site has been permitted and appear in hard commitments, and figures show remainder. Size: L
Battle SU697736 0.16	Land at Moulsford Mews	WR3j LOCPLAN	New Build De/C/COU NET	0 0 0						Allocated in Local Plan for 10-16 dwellings. Same site as a hard non-residential commitment, figures zero here to avoid double-counting. Size: M
Battle SU702732 0.04	53-55 Argyle Road RG1 7YL	170134 COU Aum Developments Ltd	New Build De/C/COU NET	0 10 10						Conversion from D1 use (former mental health Clinic) to C3 use as 10 self contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store. Size: M
Caversham SU713746 0.56	Reading University Boat Club Thames Promenade Caversham	CA1a LOCPLAN	New Build De/C/COU NET	25 0 25						Allocated in Local Plan for 16-25 dwellings Size: M
Church SU726700 0.10	67 Foxhays Road RG2 8NA	190681 REG3 Reading Borough Council	New Build De/C/COU NET	3 0 3						Erection of single storey building comprising 1 (1x2 bed) bungalow unit with associated bin and cycle storage, and a two-storey maisonette comprising 2 (2 x 2 bed) residential units with landscaping and associated works Size: S
Church SU726720 0.03	76 Christchurch Road RG2 7AZ	190760 COU Rytdak Ltd	New Build De/C/COU NET	0 1 1						Change of use of A2 bank to A5 on the ground floor and to C4 HMO on first/second floors. Part-retrospective application for flat roof rear dormer. 190929 is alternative for C4 HMO on upper floors and retention of A2. Size: S

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress							Description of development and comments
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				Total	19-20	Constr	Strtd	Outst		
Katesgrove SU717731 0.05	Central Club London Street	CR14h LOCPLAN	New Build De/C/COU NET	12 0 12						Allocated in Local Plan for 8-12 dwellings and community use Size: M
Katesgrove SU718729 0.15	Enterprise House, 89-97 London Street	CR14i LOCPLAN	New Build De/C/COU NET	0 12 12						Allocated in Local Plan for change of use from office to residential (8-12 dwellings) Size: M
Katesgrove SU717728 0.08	Corner of Crown Street and Southampton Street	CR14j LOCPLAN	New Build De/C/COU NET	19 0 19						Allocated in Local Plan for 13-19 dwellings Size: M
Katesgrove SU716717 5.38	South of Elgar Road	SR3 LOCPLAN	New Build De/C/COU NET	500 0 500						Allocated in Local Plan for residential development with potential supporting community uses Size: L
Katesgrove SU718714 0.80	169-173 Basingstoke Road	SR1c LOCPLAN	New Build De/C/COU NET	80 0 80						Allocated in Local Plan for 50-80 dwellings Size: M
Kentwood SU688740 0.22	784-794 Oxford Road	WR3k LOCPLAN	New Build De/C/COU NET	22 0 22						Allocated in Local Plan for 14-22 dwellings Size: M
Kentwood SU688740 0.23	816 Oxford Road	WR3l LOCPLAN	New Build De/C/COU NET	20 0 20						Allocated in Local Plan for 13-20 dwellings Size: M
Kentwood SU678745 0.17	Norcot Community Centre Lyndhurst Road Tilehurst RG30 6UB	181377 REG3 Reading Borough Council	New Build De/C/COU NET	18 0 18						Three storey building for 18 (8x1 and 10x2 bed) residential units with associated bin and cycle storage, a 96.4sqm (NIA) building for community use (D1), vehicle parking, landscaping and associated works. Size: M

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				Total	19-20	Constr	Strtd	Outst		
Kentwood SU672753 0.33	Charters Car Sales Oxford Road Tilehurst	WR3r LOCPLAN	New Build 18 De/C/COU 0 NET 18							Allocated in Local Plan for 12-18 dwellings Size: M
Kentwood SU672742 1.43	Land at Kentwood Hill Tilehurst	WR3s LOCPLAN	New Build 62 De/C/COU 0 NET 62							Allocated in Local Plan for 41-62 dwellings Size: M
Kentwood SU671743 0.45	Land at Armour Hill Tilehurst	WR3t LOCPLAN	New Build 18 De/C/COU 0 NET 18							Allocated in Local Plan for 12-18 dwellings Size: M
Minster SU714723 1.29	Pulleyn Park Rose Kiln Lane	SR1a LOCPLAN	New Build 100 De/C/COU 0 NET 100							Allocated in Local Plan for 70-100 dwellings Size: L
Minster SU708729 0.44	Yeomanry House Castle Hill	WR3e LOCPLAN	New Build 0 De/C/COU 14 NET 14							Allocated in Local Plan for conversion to 10-14 dwellings Size: M
Minster SU710726 0.06	4 Berkeley Avenue	WR3f LOCPLAN	New Build 14 De/C/COU 0 NET 14							Allocated in Local Plan for 10-14 dwellings Size: M
Minster SU706722 0.08	Garages to the rear of 51 to 65 Wensley Road	190702 REG3 Reading Borough Council	New Build 2 De/C/COU 0 NET 2							Erection of two 2 bedroom dwellings Size: S
Norcot SU685733 0.85	103 Dee Road	WR3m LOCPLAN	New Build 50 De/C/COU 0 NET 50							Allocated in Local Plan for development for residential (34-50 dwellings) subject to the fire station being surplus to requirements. Size: M

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				Total	19-20	Constr	Strtd	Outst		
Park SU737724 0.35	Hamilton Centre Bulmershe Road	ER1f LOCPLAN	New Build 19 De/C/COU 0 NET 19							Allocated in Local Plan for 13-19 dwellings Size: M
Park SU730732 0.11	Arthur Hill Swimming Pool, 221-225 Kings Road	ER1h LOCPLAN	New Build 10 De/C/COU 0 NET 10							Allocated in Local Plan for 6-10 dwellings Size: M
Park SU733733 0.16	261-275 London Road	ER1i LOCPLAN	New Build 16 De/C/COU 0 NET 16							Allocated in Local Plan for 10-16 dwellings and town centre uses Size: M
Park SU740725 0.15	131 Wokingham Road	ER1k LOCPLAN	New Build 12 De/C/COU 0 NET 12							Allocated in Local Plan for 8-12 dwellings and retail use Size: M
Peppard SU718767 3.75	Part of Reading Golf Course Kidmore End Road Emmer Green	CA1b LOCPLAN	New Build 130 De/C/COU 0 NET 130							Allocated in Local Plan for 90-130 dwellings and new clubhouse subject to future of golf on remainder of site being secured. Size: L
Peppard SU730758 0.93	Land at Lowfield Road Caversham	CA1c LOCPLAN	New Build 36 De/C/COU 0 NET 36							Allocated in Local Plan for 24-36 dwellings Size: M
Peppard SU730759 0.87	200-214 Henley Rd, 12-24 All Hallows R & 4, 7 and 8 Copse Avenue Caversham	CA1d LOCPLAN	New Build 25 De/C/COU 0 NET 25							Allocated in Local Plan for 17-25 dwellings Size: M
Peppard SU733756 0.37	R/o 13-14a Hawthorne Rd and 282-292 Henley Road Caversham	CA1e LOCPLAN	New Build 13 De/C/COU 0 NET 13							Allocated in Local Plan for 9-13 dwellings Size: M

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				Total	19-20	Constr	Strtd	Outst		
Peppard SU724762 0.74	Caversham Park Caversham	CA2 LOCPLAN	New Build De/C/COU NET	0 45 45						Identified in Local Plan as having potential for conversion of Caversham Park House to 40-45 dwellings Size: M
Redlands SU723717 0.47	Rear of 3-29 Newcastle Road	SR1b LOCPLAN	New Build De/C/COU NET	27 0 27						Allocated in Local Plan for 18-27 dwellings Size: M
Redlands SU725729 0.33	Dingley House, 3-5 Craven Road	ER1b LOCPLAN	New Build De/C/COU NET	7 15 22						Allocated in Local Plan for change of use and additional development for 15-22 dwellings Size: M
Redlands SU724726 0.74	Land rear of 8-26 Redlands Road	ER1c LOCPLAN	New Build De/C/COU NET	20 0 20						Allocated in Local Plan for 12-20 dwellings or student accommodation Size: M
Redlands SU724724 0.43	Land adjacent to 40 Redlands Road	ER1d LOCPLAN	New Build De/C/COU NET	35 0 35						Allocated in Local Plan for 23-35 dwellings Size: M
Southcote SU694726 0.57	Amethyst Lane	WR3n LOCPLAN	New Build De/C/COU NET	48 0 48						Allocated in Local Plan for 32-48 dwellings Size: M
Southcote SU682718 0.48	Alice Burrows Home Dwyer Road	WR3p LOCPLAN	New Build De/C/COU NET	27 0 27						Allocated in Local Plan for residential and/or residential care Size: M
Thames SU705751 0.33	Rear of 1-3 Woodcote Road and 21 St Peter's Hill Caversham	CA1f LOCPLAN	New Build De/C/COU NET	12 0 12						Allocated in Local Plan for 8-12 dwellings Size: M

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Tilehurst SU665736 2.19	Park Lane Primary School, The Laurels Downing Road Tilehurst	WR2 LOCPLAN	New Build 75 De/C/COU 0 NET 75							Allocated in Local Plan for new school and residential use, with addition residential on Downing Road Playing Field if justified under national policy (60-75 dwellings) Size: L
Whitley SU716708 13.69	Land North of Manor Farm Road	SR2 LOCPLAN	New Build 1,020 De/C/COU 0 NET 1,020							Allocated in Local Plan for mixed use development including residential and extension to Whitley District Centre Size: L
Whitley SU719703 0.05	Land adjacent to 4 Camelford Close	190705 REG3 Reading Borough Council	New Build 1 De/C/COU 0 NET 1							Erection of detached 3 storey 4 bed dwelling Size: S

Planning Section

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