

Planning Department

Civic Offices

Bridge Street

Reading

RG1 2LU

27th March 2019

To Whom it May Concern,

Re: Unit 1, St Giles Court, Southampton Street, Reading, RG1 2QL. Application for Prior Approval Under Part 3.

A. Description of the proposed development

The proposal: The change of use from B1 (offices), to C3 (residential), under Class J an existing 3-storey self-contained office unit with parking to the front, to provide five one bedroom flats comprising of two one bedroom flats on the ground floor, two one bedroom flats on the second floor and finally a single one bedroom flat to the top floor.

The location: The site is located just south of Reading town centre, close to a wide range of shops and amenities including the Oracle shopping centre which is within approximately 200 yards. It is within a 10 minute walk of Reading mainline station and is in a mixed use area

The design: The external appearance of the building will remain unchanged, with only minor internal alterations. The layout of the proposed flats has allowed us to provide good size accommodation in a highly desirable location. There are four parking spaces provided for the site and the site is easily accessible.

The amount and scale: There will be no changes to the footprint or scale of the building. It is proposed to provide five one bedroom flats over three floors.

Access: The property is in a convenient central location, and is easily accessible by cars, bikes and by foot. There is an existing staircase within the building providing easy access to the First floor from street level.

B. Drawings

Drawings to be considered

- BP/1 – Block plan
- LP/1 – Location Plans
- GF/1 – Existing and Proposed Plans for ground floor
- FF/1 - Existing and Proposed Plans for first floor
- SF/1 - Existing and Proposed Plans for second floor

C. Transport

The site is provided with five car parking spaces; five spaces will still be available after the development. As the property is accessed onto Mundesley Street which is not a classified road, there are no grounds under Section N paragraph 3 of the GDPO amendment 2014, for a transport objection.

D. Developer contact details

DSLS Ltd ,
c/o Queensgate Residential
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RG1 2JR

E. Agent contact details

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Yours Sincerely,

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