

Appendix A.10: Approved Developments

NOTES

Job Name: East Reading MRT
Job No: 28791
Date: 08/08/18
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Subject: East Reading MRT

An updated search has been performed for recent planning applications within the last 3 years using a 1km radius of the proposed development. Major development has been investigated including residential and substantial commercial applications. The results of the search have been mapped below for reference.

Criteria used for search of planning applications submitted/determined:

- Major developments
- 10 units or more
- 1,000 sqm. +
- Within 3 years of current date

NOTES

Application Reference	Location	Proposal	Decision Date	Progress	Distance from site	Local Planning Authority
Reading Borough Council						
1. 161601	Building 1 New Century Place East Street Reading RG1 4QJ	Change of use from Class B1 (a) to C3 (dwelling houses) to comprise of 75 individual, self-contained studio and twodio apartments.	24/08/16 19/10/16	Approved	0.9km	Reading BC
2. 161602	Building 2 New Century Place East Street Reading RG1 4ET	Change of use from Class B1 (a) to C3 (dwelling houses) to comprise of 58 individual, self-contained studio and twodio apartments.	24/08/16 19/10/16	Approved	0.9km	Reading BC
3. 160849	Jacksons Corner 1-9 Kings Road Reading RG1 3AS	Conversion of upper floors to 18 residential units. Demolition of commercial ancillary accommodation to rear and construction of new six-storey residential block of 16 units.	17/05/16 20/03/17	Approved	0.9km	Reading BC
4. 160775	173-175 Kings Road Reading	Change of use from office (Class B1a) to 16 (6x1 & 10x2-bed) residential units (Class C3) and associated works	13/06/16 22/12/16	Approved	0.6km	Reading BC

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5. 160158	194 Kings Road Reading RG1 4NH	Change of use from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 14 residential units.	15/03/16	Approved	0.6km	Reading BC
6. 152222	Kings Reach 38-50 Kings Road Reading	Change of use from Class B1 (a) (Offices) to C3 (dwelling houses) to comprise 65-75 apartments.	05/02/16	Approved	0.8km	Reading BC
7. 150731	University of Reading London Road Reading RG1 5AQ	Proposed conversion and alteration of existing buildings to residential use (53 dwellings) together with car and cycle parking, landscaping and bin stores.	14/10/15	Approved	0.9km	Reading BC
8. 150685	Princes House 73A London Road Reading RG1 5UZ	Change of use of existing building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 18 x 1 bed flats and 8 x 2 bedroom flats.	16/06/15	Approved	0.8km	Reading BC
9. 150229	Hanover House 202 Kings Road Reading	Change of use of fourth floor to residential use (Class C3) to provide 14 residential units and associated works.	23/06/15	Approved	0.6km	Reading BC
10. 141986	252 Kings Road Reading RG1 4JL	Change of use and extension of the existing office building Berkshire House (252 – 256 Kings Road, Reading) to create a	24/03/15	Approved	0.6km	Reading BC

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		six-storey student residential building.				
11. 141834	60 Queens Road Reading RG1 4BS	Change of use of ground, first and second floors from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 8 x 2-bed flats and 22 x 1-bed flats.	08/01/15	Approved	0.8km	Reading BC
12. 141784	1 Southern Court South Street Reading RG1 4QS	Change of use of building from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 12 x self-contained studio units and 1 x 3 bed flat.	29/12/14	Approved	0.9km	Reading BC
13. 141280	42 Market Place Reading	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 5 x two bed flats, 13 x one bed flats and 18 studio flats.	01/10/14	Approved	0.9km	Reading BC
14. 162353	191 Kings Road, Reading RG1 4EX	Erection of a single storey roof extension to provide 14 additional student units (sui generis)	10/02/17	Approved	0.5km	Reading BC
15. 170512	Aspen House, 300 Kings Road, Reading, RG1 4HP	Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 78 flats.	25/05/17	Approved	0.7km	Reading BC
16. 162166	Former Cooper Reading Bmw Kings Meadow Road, Reading RG1 8BN	Erection of a part 12 storey, part 23 storey building comprising 315 apartments. Demolition of existing multi-storey car park.	23/11/17	Approved	0.7km	Reading BC
17. 170509	Kenavon Drive, Reading	Demolition of the two-existing retail (Homebase and Toys R Us) structures and the erection of new	10/01/18	Recommendation to grant	0.3km	Reading BC

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		buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (3x flexible Class A1-5, B1 or D1-2 uses, 1x flexible Class A1-A5 use, 1x flexible Class A3 or A4 use), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works.		subject to S106		
18. 160378	Former Gas Works Building Gas Works Road Reading	Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4,5 and 6 storey building adjacent to the River Kennet and a 3-storey building fronting Gas Works Road, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3).	28/10/16	Approved	0.5km	Reading BC
19. 162087	Kings Point 120 Kings Road Reading RG1 3DA	Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floor space at ground and mezzanine floor level together with parking and associated landscaping (without complying with conditions (2, 7, 8, 9, 18, 19, 28 of planning permission 150019) to allow the removal of sub-basement, enlargement of basement level and internal and	09/02/17	Approved	0.7km	Reading BC

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		external alterations at the basement, ground and mezzanine levels (amended description).				
20. 150685	Princes House 73A London Road Reading RG1 5UZ	Change of use of existing building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 18 x 1 bed flats and 8 x 2 bedroom flats.	22/04/15	Approved	0.9km	Reading BC
21. 151356	Trinity Hall, South Street, RG1 4QU	Erection of part 3, part 4 storey building to provide 25 student units (42 bed spaces) (Sui Generis) and associated works, following demolition of existing 3 storey building (Sui Generis).	03/12/15	Approved	1km	Reading BC
Wokingham Borough Council						
22. 152354	Units 62-67 Suttons Business Park Reading RG6 1AZ	Full application for the proposed redevelopment of site and the erection of new building for B2 use including office space and storage areas, plus associated car parking and landscape works.	11/11/15	Approved	0.1km	Wokingham BC
23. 161666	Unit 21 Suttons Park Avenue Earley RG6 1LA	Full application for demolition of existing industrial unit (Unit 21) and the erection of a retail supermarket (use class A1) and a drive- through coffee shop/cafe (mixed use class A3/A5) with	15/09/16	Approved	0.2km	Wokingham BC

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		associated car parking and landscaping				
24. 161066	Units 27, 28, 68 And 69, Suttons Business Park Suttons Park Avenue Earley RG6 1AZ	Full application for the demolition of existing Class B1 office buildings (Units 68 and 69) and the erection of three industrial units with ancillary office space and car parking/ landscaping, refurbishment of existing storage and distribution building (Unit 27-28) and reconfiguration of car parking area; the erection of a new industrial unit with ancillary office space together with new car parking and landscaping; erection of a new security hut.	29/06/16	Approved	0.2km	Wokingham BC
25. 162736	Units 68 and 69, Suttons Business Park Suttons Park Avenue Earley RG6 1AZ	Full application for the proposed erection of 1no class B2/B8 industrial unit with ancillary office space and associated car parking, landscaping and recycling building, following demolition of existing buildings.	15/12/16	Approved	0.2km	Wokingham BC

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ADDITIONAL (JUNE 2017 to AUGUST 2018)

26. 180156	Clarendon House 59-75 Queens Road Reading RG1 4BN	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 49 dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	15/03/18	Approved	0.6km	Reading BC
27. 171238	Jacksons Corner 1-9 Kings Road Reading RG1 3AS	Preservation of the building frontage to 1-9 King's Road (incl insertion of 3 new windows); retention and enlargement of commercial space (ground floor and basement levels) and conversion of upper floors to 18 residential units. Demolition of commercial ancillary accommodation to rear and construction of new 5 storey residential block of 15 units plus creation of central courtyard, as permitted by application 160849 but without complying with conditions 2, 15, 18, 23, 25, and 27, incorporating minor internal layout and external changes to the approved scheme.	15/03/18	Approved	0.9km	Reading BC
28. 171445	Kings Meadow Woodland Napier Road Reading	Temporary Change of use for up to 45 days in a Calendar year, to change from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow, with the site being restored to it's former conditions at, or before 16.00 on the 31st December.	10/11/17	Approved	0.2km	Reading BC

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29. 171903	Units 62-67 Suttons Business Park Reading RG6 1AZ	Full planning application for the redevelopment of site to provide a new class B2/B8 industrial unit with ancillary office space and associated storage areas, car parking and landscaping.	09/11/17	Approved	0.1km	Wokingham BC
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