

# PLANNING STATEMENT

IN SUPPORT OF AN APPLICATION FOR A MINOR-MATERIAL  
AMENDMENT TO APP NO. 210906: CHANGE OF USE FROM OFFICE  
USE CLASS B1A TO RESIDENTIAL USE CLASS C3 TO CREATE 13  
NEW RESIDENTIAL DWELLINGS

ALEXANDER HOUSE, 205-207 KING'S ROAD, READING RG1 4LS

ON BEHALF OF BMR PROPERTY GROUP

# HCH LLP

---

Prepared by:  
Mike Hooper MRTPI  
Partner (Planning)





## 1. INTRODUCTION

- 1.1. This planning statement has been prepared by Hooper Curry Hamilton (HCH) LLP on behalf of BMR Property Group ("the Applicant"). It accompanies a planning application submission for a Section 73 Minor-Material Amendment (MMA) to planning application no.210906 - *"Change of use from office use Class B1a to residential use Class C3 to create 13 new residential dwellings"* at Alexander House, 205-207 King's Road, Reading RG1 4LS ("the Application site").
- 1.2. This statement takes the following form: a brief description of the Application Site and Surrounding Area in Section 2 and Description of the Development in Section 3.

## 2. SITE AND SURROUNDING AREA

- 2.1. Alexander House 205-207 King's Road, Reading RG1 4LS lies to the north of the King's Road adjacent to its junction with Rupert Street in Reading town centre. It is a short 10-minute walk from the main retail and leisure offering in the town centre at Broad Street and the Oracle shopping centre. Reading is a strategic regional town in the Thames Valley/ M4 corridor with a population of circa 200,000 people.
- 2.2. The town is located approximately 67km (42 miles) west of London, 44km (27.5 miles) south of Oxford and 27km (17 miles) east of Newbury and lies within an 8-minute drive of the M4. The property is situated approximately 1.6km (1.0 mile) to the east of Reading Railway Station which provides excellent links to the south-west of England, with regular fast services to London Paddington taking just 25 minutes and offering up to 16 trains per hour.



### 3. DESCRIPTION OF THE DEVELOPMENT

3.1. The existing permission no. 210906 is for:

*Change of use from office use Class B1a to residential use Class C3 to create 13 new residential dwellings.*

3.2. These are created 11 units within the roof-space of the building and a further 2 units on Ground and 1st Floor. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Decision Date: 28/07/2021. Allowed at Appeal 22/11/2.

3.3. The implementation of this prior approval is subject to the completion of operation development contained within external works application no. 210885 to create the window openings through which adequate natural light will be accessed for the new residential dwellings.

3.4. The external works application no. 210885 has recently been amended following the approval of application no. 231792, S73 Minor Material Amendment (MMA) to update the proposed drawings. It now follows that those external works drawings referenced in the prior approval must, in turn, be updated.

3.5. The application is being made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 1 of planning permission no. 210906, which lists the approved drawings. The current wording of condition 1 is set out below.

"1. The use as residential apartments (Class C3) shall not commence until the roof alterations and external elevation works have been completed in accordance with the terms and conditions of planning permission 210885 (Dated 24 August 2021) including the relevant approved plans:

AHR\_PA1 001 (received by the Council on 28 May 2021)

AHR\_PA1 101 (received by the Council on 28 May 2021)

AHR\_PA1 102 (received by the Council on 28 May 2021)

AHR\_PA1 104 Rev A (received by the Council on 19 August 2021)

AHR\_PA1 105 (received by the Council on 28 May 2021)

AHR\_PA1 106 (received by the Council on 28 May 2021)

AHR\_PA1 107 (received by the Council on 28 May 2021)

AHR\_PA1 108 (received by the Council on 28 May 2021)"



3.6. The proposed revised wording is as follows:

"1. The use as residential apartments (Class C3) shall not commence until the roof alterations and external elevation works have been completed in accordance with the terms and conditions of planning permission **231792 (Dated 4 June 2024)** including the relevant approved plans:

AHR\_PA1 001 (received by the Council on 28 May 2021)

AHR\_PA1 101 (received by the Council on 28 May 2021)

AHR\_PA1 102 (received by the Council on 28 May 2021)

**2022 258 208 Proposed Section AA BB**

**As received 11/12/2023**

**2022-258-311 PD Ground & First Floor Plan**

**2022-211 Rev A External Window & Door Types Elevations 2 of 4**

**2022-211 Rev A External Window & Door Type Elevations 4 of 4**

**2022-212 Rev A External Window & Door Type Elevation 3 of 4**

**As received 23/02/2024**

**2022-258-312 Prior App & Loft Floor Plan**

**2022 258 205 Proposed Roof Plan**

**2022-258-206 Proposed Elevation A & B**

**As received 19/04/2024**

**2022-258-207 Proposed Elevation C & D**

**As received 25/04/2024"**