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**PL/24/1353 7 BLAGRAVE STREET Full**

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**Date** Wed 13/11/2024 16:14

**To** Rejwerska, Marcelina <Marcelina.Rejwerska@reading.gov.uk>

**Cc** Planning Administration <Planning.Administration@reading.gov.uk>

Planning Application Ref: PL/24/1353

Officer: Marcelina Rejwerska

Application Type: Full planning permission

Address: 7 BLAGRAVE STREET, READING, RG1 1PJ

Proposal: Demolition of the existing building (façade retained) and erection of a five-storey building with a café, bed and breakfast, and ancillary spaces

This application is for demolition of the existing building (façade retained) and erection of a five-storey building with a café, bed and breakfast, and ancillary spaces at 7 Blagrove Street. This application is the resubmission of a previous scheme for the site which was withdrawn, planning application ref: 230328.

The site is located in the centre of Reading consisting primarily of retail and commercial office development, with limited residential. This area is defined as having the best transport hubs, with both the main railway station and also bus interchanges at the station and on Friar Street. This area also contains the largest proportion of public car parking spaces.

The building is currently in use as a café at ground floor level with bed and breakfast accommodation above. The proposals consists of the demolition of the existing two storey building while retaining the façade, and the erection of a 5 storey bed and breakfast consisting of 15 bedrooms plus a café (Class A3) at ground floor level.

No on-site parking facilities are associated with the existing uses, and on-site parking is to be provided due to the location and the site constraints. Given the sustainability of the site i.e a town centre location and close proximity to the station, bus services and taxis and the extensive restrictions in place preventing unauthorised parking and access, a car free development can be considered in this instance as it would be in accordance with Policy TR5.

It is noted that cycle storage for use of staff and visitors is proposed located on the ground floor. The proposed location is acceptable, however, we require detailed plans confirming that the cycle parking provision meets the Council's adopted standards in terms of provision and layout. These stores should be equipped with Sheffield type stands where the cycle can be secured easily and quickly. In accordance with the Council's current adopted standards 1 cycle storage space per 6 staff is required, therefore, the number of staff employed will need to be confirmed. However, I am happy to deal with this by condition.

Bin storage should comply with Reading Borough Council's Waste management guidelines for property developers. This will ensure that the correct capacity and type of waste bins are located in the right place in new residential property developments, commercial and mixed-use units in the Borough. It is recommended that the Council's Waste department is consulted to ensure that bin storage is suitable for the number of units proposed.

A new section of a 'no stopping' red route has been introduced along Friar Street and along the frontage of the site on Blagrove Street. The new restriction means vehicles will not be allowed to

stop anyway unless they are within a dedicated loading bay. Therefore, the scheme must adequately consider how deliveries including waste collections and commercial deliveries such as laundry services are made to the site. The applicant is requested to address this point before determining the application.

A Construction Method Statement will be required given the town centre location and the significant remodelling of the site proposed within this application. Any works affecting the highway would have to comply with the Borough's Guidance Notes for Activities on the Public Highway and works would need to be scheduled with the Council's Streetworks team prior to commencement on site. The Construction Method Statement will not be approved until all details regarding the management and construction of the project is submitted to and agreed by the Local Highway Authority.

Please ask the applicant to address the points above so that this application can be fully determined.

Regards

Natalie Lucas

Transport Development Control Officer

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