

Re : APP: 190549FUL - Shillingford House 78 Oxford Road**Application History To Date: 2014 - 2024**

Date	Application	Reading Borough Council
2014	Scoping Meeting 141243	Steve Vigar
2015	P.P.A. - Planning Performance Agreement	Lynette Baker
2015	Pre App meeting	Steve Vigar
2016	Pre Application 141243	Jonathan Markwell
2016	Follow up Pre app meeting	Jonathan Markwell
2017	Full planning application 161860 – conversion/new build	Daniel Murkin
2018	Planning Officer meeting, Recommendation – new build	Richard Eatough
2018	Design, Review Panel presentation, approval	DRP
2019	Full planning application 190549 - new build	Matthew Burns
2019	Updated - Revision B plans and Reapplication	Julie Williams
2020	Sketch plans scheme 5 – Revision B	Julie Williams
2020	Updated plans set no. 5 - Revision C	Julie Williams, Matt Burns
2023	Updated plans meeting 12 th July Plans set no. 5 Vs Plans rev C Nov '19	Julie Williams, Matt Burns
2023	Approval confirmed of Plans set no. 6 13 resi units, size and mix, Central and Town centre area policy and criteria	Matt Burns
2023	AH Contribution/Viability assessment and agreement	Valuations – Dee Maddox Hinton
2024 December 2024	Updated valuation report completed & Viability assessment sent for review Additional viability assessment fee paid £2375 December 2024	Caroline Bellamy, Dee Maddox Hinton

2017**Full Planning Application****Daniel Murkin**

Planning Officer's recommendation for Approval and Planning Committee confirmation.
Application stopped due to misinformation and inappropriate advice from Planning Officer.

2018**Pre-App - Full Planning Application****Richard Eatough**

Senior Planning Officer's recommendation to demolish existing for new build development.
Full planning application, DRP approval, Affordable Housing meeting and Consent expected.

2019 **Revised Plans** **Julie Williams, Matthew Burns**
Meeting requested by RBC at eleventh hour and revised plans - Revision B submitted pending proposed Conservation area extension. Agreement of scale, mass. Flexibility given for mix of units & size of dwellings in lieu of revision.

2020 **Updated of Revised Plans** **Julie Williams, Matthew Burns**
Further update to revised plans completed – Sketch plans scheme no. 5 and Revision C. Review of mix and size of units. Reduce top floor terrace amenity space to bring forward floor extensions. Scale and mass agreed and confirmed as before.

2023 - July 12th **Updated and Revised plans** **Julie Williams, Matthew Burns**
Meeting held on 12th July 2023 to present updated no. #5 set of plans - Revision 1 Feb '23. Rev 1 Feb '23 plans compared to Rev C Nov '19 plans and JW/MB agreed scale, mass, height of Rev C Nov '19 plans were acceptable as per 2019 meeting.
MB confirmation of height <18m and *“replication of existing appearance satisfactory.”*
JW *“start with first principles, work out quantity accordingly”*.
EM to reconfigure unit mix/no, internal sqm within agreed scale/height of Rev C Nov '19 plans.
“Balance” of more traditional design and Victorian retail character for leniency of % unit mix.
Timescale: July '23 - confirm unit mix and number. August '23 – viability assessment/AH contribution and submission of final plans. September '23 – Planning Committee.

2023 - Nov 29th **Approval confirmation of Plans set no. 6** **Matthew Burns**
Matt Burns approval confirmation received for Plans set no. 6 = 13 resi units, mix and size. Compliant scheme and without conflict to planning Policy as Central and Town centre area criteria with inclusion of a *“welcomed 1 x 3 bed unit”*.
Progress to Valuations to assess and agree Viability and Affordable Housing Contribution. Updated Design and Access Statement, additional information and reports to be completed for validation and Committee meeting.

2024 – Sept **Updated valuation & Viability assessment completion** **Dee Maxton Hinton
Caroline Bellamy**
Further to correspondence of 16 January 2024 and as requested, completion of updated valuation report and viability assessment submitted to Dee and Caroline to obtain an external fee assessment quote. Upon review of the viability assessment further discussion to finalise a deferred payment mechanism agreement or applicable affordability contribution.

2024 – **December Additional viability assessment fee paid £2375** **RBC**
Submission of updated Cost plan (vers.6), Existing and Proposed independent valuation reports, Application history and Unit Mix schedule, Drawing issue-CA-125-230906, RBC application fee payment summary to date

APP: 190549 Unit Mix Schedule – Submitted REV 4

	Studio	One bed	Two Bed	Total
Rev 4	6	3	7	16
Ratio %	37.50%	18.75%	43.75%	100%
	56.25%		43.75%	100%

APP: 190549 Unit Mix Schedule – Submitted REV 4 B

	Studio	One bed	Two Bed	Total
Rev 4	10	3	5	18
Ratio %	55.55%	16.66%	27.77%	100%
	72.21%		27.77%	100%

APP: 190549 Unit Mix Schedule – PROPOSED REV 4 C

	Studio	One bed	Two Bed	Total
Rev 4	10	3	7	20
Ratio %	55.00%	15.00%	35.00%	100%
	65.00%		35.00%	100%

APP: 190549 Unit Mix Schedule – PROPOSED REV 4 D

	Studio	One bed	Two Bed	Total
Rev 4	8	3	6	17
Ratio %	47.00%	17.65%	35.29%	100%
	64.65%		35.29%	100%

APP: 190549 Unit Mix Schedule – PROPOSED REV 4 E

	Studio	One bed	Two Bed	Total
Rev 4	8	2	7	17
Ratio %	47.06%	11.76%	41.18%	100%
	58.82%		41.18%	100%

APP: 190549 Unit Mix Schedule – PROPOSED REV 4 F

	One bed	Two Bed	Three bed	Total
Rev 5	8	6	0	14
Ratio %	57%	43%	0%	100%

APP: 190549 Unit Mix Schedule – PROPOSED REV 4 G (Plans set no. 6)

	One bed	Two Bed	Three bed	Total
Rev 6	6	6	1	13
Ratio %	46%	46%	8%	100%