
PL/25/0524 86 LONDON STREET Full

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

Planning Application Ref: PL/25/0524

Officer: Marcelina Rejwerska

Application Type: Full planning permission

Address: 86 LONDON STREET, READING, RG1 4SJ

Proposal: Change of Use from Office (E) to Residential (C3)

This application is for the change of use from Office (E) to a 4-bedroom Residential (C3) dwelling.

The site is located within the London Street Conservation Area and is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough. London Street forms part of the A327 and operates one way southbound with a northbound bus lane that is enforced 24 hours a day. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.

There is no parking associated with the development; therefore a car free development is proposed. The property is located in a very sustainable location close to Reading Town Centre with all local facilities and public transport connections. London Street and the surrounding road network all have parking restrictions preventing on-street parking, therefore, any demand for parking cannot be accommodated on the highway.

The development site is located close to an area designated as a Residents Parking Permit Area; Zone 10R. Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area. Therefore, if this application is approved there should be an assumption that any future occupants of the proposed residential units will not be issued with resident or visitor parking permits which will be covered by condition and an informative applied. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

Refuse storage for the dwelling will be located within the existing rear yard, with refuse to be placed adjacent to the property on collection days.

Provision of an outside cycle storage area is proposed at ground floor level. 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 layout. I am, however, happy for this to be dealt with by way of a condition.

Suggested conditions

DC6 CYCLE PARKING (TO BE APPROVED)

DC20 PARKING PERMITS 1

DC21 PARKING PERMITS 2

I13 Parking Permits

IF3 Highways

Regards

Natalie Lucas

Transport Development Control Officer

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