

Planning Application Ref: PL/25/0293

Officer: Louise Fuller

Application Type: Full planning permission

Address: Belle Vue Hotel, 2 Tilehurst Road, Reading, RG1 7TN

Proposal: Change of use from a hotel (Use Class C1) into 7 x 1-bedroom flats (Use Class C3), together with associated internal works to the listed building and external site works including 3 x car parking spaces, 8 x cycle parking spaces, soft landscaping and provision of communal external amenity space.

This application is for the Change of use from a hotel (Use Class C1) (Guest House of 18No bedrooms) into 7 x 1-bedroom flats including 3 x car parking spaces.

The site is located along the C400 Tilehurst Road. Frequent bus services can be accessed at bus stops located on the Tilehurst Road within easy walking distance of the site which provides a 20 minute frequency to and from the Town Centre and areas of Tilehurst. In NPPF terms, the site is highly sustainable.

The site currently benefits from a direct vehicular access off the Tilehurst Road and informal parking to the front and rear of the property. Access to the property will remain as existing and will continue to be taken from Tilehurst Road.

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD). The parking requirement in this zone is 1 space per 1-bedroom unit. Where proposals are in areas where Waiting Restrictions/Resident Parking Controls exist, a parking provision below the Council's adopted standards can be considered.

In order to improve landscaping within the site, a total of 3 car parking spaces have been provided on-site (although 4 spaces are illustrated on the Proposed Site Plan).

The parking provision for the development is acceptable in this instance considering the location of the site and the parking controls in the area. However, the residents will not be eligible to apply for a Residents Parking Permit. Any planning consent will also impose conditions/informatives on the development to ensure that the site is not eligible for parking permits to ensure there is no impact on the local highway network.

In accordance with the Borough's Parking Standards and Design SPD, a minimum provision 0.5 cycle storage spaces should be provided per flat. It is indicated that 8no. cycle parking spaces

will be located within the parking area, however, they do not appear to be within a covered shelter. The stands must be provided within a lockable, covered store in order to comply with the Council's design standards.

A bin store is proposed within the parking area to provide refuse and recycling storage for the whole development accessed from Belle Vue Road. It is recommended that the Council's Waste department is consulted to ensure that bin storage layout and collection arrangements are suitable for the level of development proposed.

A construction method statement would be required and secured by condition if a full application is approved.

Conditions & Informatives

C2 CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)

DC1 VEHICLE PARKING (AS SPECIFIED)

DC6 CYCLE PARKING (TO BE APPROVED)

DC20 PARKING PERMITS 1

DC21 PARKING PERMITS 2

DC24 EV CHARGING POINTS

IF3 Highways

I13 Parking Permits

Regards

Natalie Lucas

Transport Development Control Officer

Transport | Environment & Neighbourhood Services