

Date. 11-11-25

Project no. 9212

Planning Statement to support application to change the use of the approved storage building Ref. 230201 to C1 short term let at 2 Gloucester Road Reading

1.0.0. History

The replacement of the existing storage building was approved on 23-08-23 Ref. 230201.

The building has been constructed & completed generally as approved but with minor alterations with include ;

- The omission of the green roof
- The insertion on an additional window on the South elevation facing the main building & 2no roof lights.
- The building is very slightly larger than approved as the rear wall adjacent to the right of way has been built on the boundary line due to the existing being unsound.

Condition applications are currently submitted along with S73 application to vary the size.

The Building is also subject to a current enforcement action which has been appealed suggesting it is a separate dwelling & asking for its removal.

The outbuilding has never been let as a separate dwelling, originally it was rebuilt for storage for the 3no flats within the main building of 2 Gloucester Road, at the time of construction the thought was to make it a home office for the occupants of 2 Gloucester Road, this proved not to be popular, therefore the C1 route is now being explored as there is a demand for short term lets in this part of Reading for persons wanting to work in Reading for a period of time whilst living a distance away.

1.1.0. The proposal

The proposal is for a C1 use of this building which should be supported by Reading Borough Council.

We would refer you to decision Ref. 231844 99 London Road where 2no C1 units were recently approved within a mixed scheme of C3 & C1 units.

The report states;

Policy CR6 (Living in Central Reading) states "Where proposals for serviced apartments and apart-hotels fall outside the C3 use class, they will be located within the Central Core. Such proposals will not be permitted unless the duration of occupation of residents is restricted, to

ensure the units are used on a short stay basis and not as residential flats, and information monitoring the implementation of this restriction is regularly supplied."

Although located outside of the central core, there are no objections to creation of C1 units within this location which is close to the central core and well connected through existing public transport links. The short-term let nature is proposed to be considered through a legal agreement to require occupiers to not occupy the premises for longer than 3 consecutive months.

Policy CC3 (Adaptation to Climate Change) requires that development proposal incorporate sustainable design practices to take account of climate change. Policy H5 (Standards for New Housing) requires that all new housing is be built to the higher level of water efficiency standards under Building Regulations and achieves at a minimum a 19% improvement in the dwelling emission rates above the Building Regulations standards and details of this in the form of design and construction stage SAP reviews can be secured by way of conditions.

A legal obligation relating to the short term use of the unit is agreeable as it is not suitable as a permanent long term residence.

The unit is located between the Oxford Road & Tilehurst Road with all local amenities readily available including good bus routes & West Reading Station within easy walking distance.

Access to the unit is via a side gate into a small yard which is secure.
Bin & cycle storage is provided within this area.

A 106 legal agreement was signed on the basis that the C1 units were not used more than 5 months to the same occupier or occupiers.

To provide the Council within 14 days of written request evidence regarding the use or occupation of the C1 units.

The applicant is willing to sign a similar legal agreement & pay the Councils reasonable legal fees in its preparation.

1.2.0. Conclusion

This small unit will make a good quality C1 unit for which there is a high demand.

We can see no reason why this should not be approved based on the recent approved discussed.

Chris Keen MRICS MCABE



