
Town Planning Statement – including Affordable Housing Statement, Heads of Terms and Open Space Assessment

Roof extension at Eaton Court, 104-112 Oxford
Road, Reading, RG1 7FU

Town Planning Statement

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1. Introduction

- 1.1. This Town Planning Statement including Affordable Housing Statement, Heads of Terms and Open Space Assessment is submitted in support of a planning application by Eaton Reading Ltd ('the Applicant') for a 2 storey roof extension to the western elevation at Eaton Court, 104-112 Oxford Road, Reading, RG1 7FU ('the site'). The site is within the administrative area of Reading Borough Council.

The Applicant

- 1.2. The Applicant is Eaton Reading Ltd. They are the sole landowner of the site on Oxford Road, Reading.

Background to this Application

- 1.3. The site comprises a part two, part three storey L-shaped commercial building and associated hard-standing to the rear used as a car park.
- 1.4. Recently, the site has been subject to both Class AA and Class MA applications. Both the original Class MA and AA applications were refused, both of these applications have now been resubmitted and approved, the Class MA on 23rd August 2025 and Class AA recently approved on 2nd December 2025.

Description of Development

- 1.5. The planning application seeks full planning permission for:

“Erection of a two-storey vertical extension to the existing two-storey western elevation to provide 12 self-contained flats and associated cycle and refuse storage”

Accompanying Reports

- 1.6. This Statement describes the application proposals in detail and relates them to the relevant planning policy framework. It should be read in conjunction with the accompanying Application Drawings and a number of specialist reports which have been prepared in support of the application. These reports include the following:

- Air Quality Assessment (sent under separate cover);

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- Biodiversity Net Gain (BNG) Assessment;
- Statutory Biodiversity Metric;
- Preliminary Ecological Appraisal and Roost Assessment;
- Transport Statement;
- Daylight and Sunlight Report;
- Energy Statement;
- Flood Risk and SuDS Assessment;
- Heritage Statement;
- Arboricultural Survey;
- Arboricultural Impact Assessment;
- Arboricultural Method Statement;
- Tree Protection Plan;
- Bat Emergence and Re-Entry Surveys (BERS); and
- Viability Statement + Appendices

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Structure of this Statement

1.7. This Statement is broken down into the following chapters:

- **Chapter 1:** Introduction (this section);
- **Chapter 2:** Site and Surroundings;
- **Chapter 3:** Planning History and Pre-Application Engagement;
- **Chapter 4:** The Proposed Development;
- **Chapter 5:** Planning Policy Context;
- **Chapter 6:** Planning Considerations;
- **Chapter 7:** Planning Obligations and CIL; and
- **Chapter 8:** Conclusions.

2. Site and Surroundings

The Site

- 2.1. The site constitutes a part two, part three story L-shaped commercial building (Class E) and associated hardstanding used as a car park to the rear. The site is located on Oxford Road, the road is characterised generally by terraced buildings on either side which are between 2 and 4 storeys. The surrounding area comprises a range of uses, however is predominantly residential and commercial in character.
- 2.2. Directly north of the site comprises a small commercial property and a new residential development which is currently in construction. Immediately to the east of the site, there is a series of three-storey terraced properties and residential accommodation blocks that range in height from seven to nineteen storeys. Adjacent to the site to the south lies The Royal Meteorological Society, a grade two listed building, beyond this is Oxford Road which borders the site to the south. To the west of the site is a modern 4 storey residential block completed in 2022.
- 2.3. Other local supporting uses within close proximity include Holy Trinity Church circa 40m to the west, Central Jamme Mosque circa 110m to the south and four medical/dental clinics within circa 250m of the site.
- 2.4. Reading Borough Local Plan documents identify the site being under the following designations:
- West Side Major Opportunity Area
 - Allocated development site (CR12c)
 - Reading Central Policy Area
 - Reading Air Quality Management Area (AQMA)
- 2.5. The site is well-connected with numerous bus routes serving this location. Reading Train Station (north-east) and Reading West Train Station (west) are both situated only a 14-minute walk from the site providing UK wide services and access to Central London in circa 25 minutes.

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- 2.6. The existing building is not locally or statutory listed. As aforementioned, The Royal Meteorological Society, a grade two listed building is adjacent to the site.
- 2.7. There are no trees that are subject to Tree Preservation Orders (TPOs) within or adjacent to the site.
- 2.8. According to the Environmental Agency's Flood Risk Map, the site is situated within Flood Zone 1, meaning there is a low probability of flooding.
- 2.9. The Site is also situated within Surface Water Flood Zone 1 with a very low probability of flooding.

3. Planning History and Pre-Application Engagement

- 3.1. This Section provides a brief background to the proposals. A summary of the relevant planning history is provided.

Planning History

- 3.2. A desktop search of the planning history records held by the Council for the site and the surrounding area has been conducted. A schedule of key planning applications relevant to this submission is provided below.

LPA Reference and Address	Description of Development	Decision / Status
On-site		
PL/25/1214	Application for prior approval of 2 storey roof extension to accommodate 16 proposed New dwellinghouses on Detached buildings in commercial or mixed use - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA	Granted (02.12.2025)
PL/25/1025	Change of use of the ground, first and second floors of the building from Class E (offices) to C3 (dwelling houses) to comprise 40 x1 bedroom and 12 x2 bedroom dwelling units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	Granted (23/09/2025)
PL/25/0769	Construction of a two storey roof extension to create 20 additional dwellinghouses via Class AA Permitted Development Rights.	Refused (16.07.25)
PL/25/0770	Change of use from Class E (offices) to C3 (dwelling houses) to comprise 52 Units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	Refused (16.07.25)

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PL/21/0639	Demolition and residential redevelopment to provide three buildings comprising 120 residential units (Use Class C3), along with car parking, cycle parking, servicing bay and associated landscaping, amenity space, plant and refuse areas, and access arrangements.	Refused (26/06/2024)
PL/19/0419	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 58 Units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	Prior Approval Not Required (14/05/2019)
Nearby		
PL/20/1104	Demolition of the existing building and redevelopment of the site to provide a residential building of 5 storeys (Use Class C3) and associated public realm improvements	Granted subject to legal agreement (10/11/2023)
PL/22/0486	Various works associated with conversion of existing building from 4 to 6 residential units (Class C3), including roof extension with external terrace, replacement entrance, window and door changes, new steps to lower ground floor, cycle store, boundary works, landscaping and associated alterations (amended description).	Granted subject to legal agreement (16/08/2023)
PL/21/0349	Demolition of the existing buildings on site and erection of a 3 – 5 storey building to provide 54 residential units (Class C3). Provision of private and communal external amenity areas, car and cycle parking and refuse storage.	Granted (17.12.21)
PL/15/0721	Erection of part 4, part 5 storey building providing 16 (2x1, 13x2 & 1x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing buildings (Class A1 / B8/ nil use). (amended description)	Granted subject to legal agreement (17.02.16)

Table 1: Planning History

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- 3.3. Prior to the submission of this application, the Applicant has proactively engaged in pre-application discussions with Officers at Reading Council. The Applicant Team met with the Council in July 2025 to discuss a proposed scheme. Key matters were discussed during this meeting, which included comprehensive redevelopment of this Site with the PD application context, noise and character and the impact of development on the heritage assets.
- 3.4. While discussions were limited due to officers awaiting the outcome of ongoing permitted development applications, the meeting provided valuable insight on key considerations. Officers highlighted the importance of the site's context within Reading, particularly in relation to nearby heritage assets. In response, the proposals have been thoughtfully revised since the pre-application stage, resulting in a design that is more sympathetic to its surroundings.

4. The Proposed Development

- 4.1. This section provides a summary of the development proposals, full details are provided within the Application Drawings, prepared by RG+P, which are submitted in support of this application.
- 4.2. The proposed development comprises a two-storey vertical extension to the existing western elevation at Eaton Court to provide 12 self-contained units (Use Class C3). A full accommodation has been submitted to support this application.
- 4.3. The proposed development will be allocated 7 car parking spaces in line with Reading Borough Councils Zone 1 Parking Standards.
- 4.4. As part of the proposals, there will be 7 no. cycle spaces allocated to this development within an external cycle store located to the north the of the proposed development at ground floor level. This cycle storage provides spaces for the approved Class MA and AA applications and the development proposals outlined as part of this application.
- 4.5. Refuse storage will be located at ground floor level. The two approved stores as part of application PL/25/1025 and PL/25/1214 will serve the cumulative development which includes the previously approved MA and AA applications. This proposal will be allocated bin space within these stores.
- 4.6. The servicing arrangements will remain as per the existing system. Full details of the proposed refuse and cycle parking will be reserved via planning condition. Details of refuse stores are as follows:
- Store 1: 61.3sqm
 - Store 2: 47.3sqm

5. Planning Policy Context

5.1. The development proposals have taken account of relevant national and local planning policy and guidance. This section of the Town Planning Statement sets out a brief summary of the relevant planning policy documents and the following section demonstrates compliance with their policies.

5.2. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004:

“When making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

5.3. For the purposes of Section 38(6), the Development Plan for the Site comprises the following:

5.4. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.5. The adopted Development Plan for Reading Borough Council consists of:

- Reading Local Plan (2019); and
- Reading Policies Map.

5.6. Material considerations include the National Planning Policy Framework (“NPPF”) (2024); Planning Practice Guidance (“PPG”); local supplementary planning guidance / documents (“SPG / “SPDs”); and site specific circumstances.

NATIONAL PLANNING POLICY

5.7. At a national level, the government produced a new revised National Planning Policy Framework (NPPF) on 12th December 2024. This version was subsequently amended on 7th February 2025. The NPPF sets out the Government’s planning policies for England and how these should be applied.

5.8. The NPPF continues to adopt a presumption in favour of sustainable development, drawing upon economic, social and environmental objectives.

- 5.9. For decision-taking, the presumption in favour of sustainable development at the heart for the Framework means that proposals which accord with an up-to-date Development Plan should be approved without delay.
- 5.10. In support of the NPPF, the Government has published an online guidance resource, known as the Planning Practice Guidance ('PPG'). This covers a range of topics including procedural matters, policy application matters, extended guidance on certain topics and clarifications on processes. Where relevant, specific notes are referred to within this Planning Statement.

LOCAL PLANNING POLICY

- 5.11. As stated within Section 2 above, the Site is subject to the following planning policy designations, as set out in the Council's Policies Map (December 2013) and other relevant documents, each of which are addressed in detail and an assessment against relevant policies provided in the following section of this Planning Statement:

- West Side Major Opportunity Area
- Allocated development site (CR12c)
- Reading Central Policy Area
- The Site is in Flood Zone 1, where there is a low probability of flooding
- Reading Air Quality Management Area

6. Planning Considerations

- 6.1. This section assesses the application proposals against the planning policy framework for the site, having regard to material considerations.

Principle of Development

- 6.2. Paragraph 11 of the NPPF (2024) sets out that the presumption in favour of sustainable development remains at the heart of the NPPF.
- 6.3. Section 5 of the NPPF (2025) acknowledges the need to deliver a sufficient supply of housing. Section 11 of the NPPF promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively. Paragraph 125 of the NPPF states that planning decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed and can maintain safe access and egress for occupiers.
- 6.4. Local Plan Policy H1 sets out provisions will be made for at least an additional 15,847 homes with an average of 689 per annum over the plan period to 2036.
- 6.5. The principle of residential development on this site is established by virtue of site allocation CR12c - Chatham Street, Eaton Place and Oxford Road, in the Reading Local Plan which identifies the wider site as suitable for primarily residential accommodation with the potential for community uses. The allocation has an indicative capacity of 180-260 dwellings and forms part of the wider West Side Major Opportunity Area.
- 6.6. Site Allocation CR12c sets out given the surrounding area containing heritage assets, inappropriate building scale at the fringes of the development will not be permitted. There is also an identified opportunity to enhance the Oxford Road Frontage. These parts of the site allocated are expanded on later in this section.
- 6.7. The proposed two-storey vertical extension will contribute to meeting the identified housing need set out

above as well as staying within the bounds of the site allocation. The residential accommodation will be designed to respect the character of the local area and its heritage, and incorporate landscaping into the site. In accordance with national and local policy, the proposed layouts seek to create much needed housing for the local area.

Housing

Housing Mix

- 6.8. Local Plan Policy H2 sets out the Density and Mix requirements for residential development. When deciding density and mix, proposals should consider the area's character, housing mix, and nearby heritage or landscape features, while ensuring good accessibility by walking, cycling, and public transport. They must also aim for high-quality design, efficient land use, and minimal environmental and amenity impacts. It is also noted wherever possible residential development should contribute to meeting the needs for the mix of housing set out in Local Plan Figure 4.6, in particular for family homes of three or more bedrooms. For new developments of 10 or more units, development outside the central area should seek to provide 50% of dwellings with 3 or more bedrooms.
- 6.9. As identified on the proposals map, the site is located within the Central Policy Area and therefore does not need to provide 50% of dwellings with 3 or more bedrooms. However, in line with Local Plan Policy CR6 residential developments within the central area are required to include a mix of unit sizes. As guidance, no more than 40% of units should be one-bedroom or studio apartments, and at least 5% should be three-bedroom or larger.
- 6.10. To contribute towards the housing mix needs in Local Plan Figure 4.6, a number of 3 bedroom dwellings will be provided as part of this proposal. The proposals comprise 6 x 1 bedroom units, 4 x 2 bedroom units and 2 x 3 bedroom units. This demonstrates a 17% provision 3 bedroom homes, above the 5% target, as well as an appropriate proportion of 1 and 2 bedroom units.
- 6.11. Therefore, the provision is considered to be in line with Policy H2, H5 and CR6 and also reflects a comparatively high provision of family housing compared to approaches across neighbouring schemes.

Affordable Housing

- 6.12. NPPF paragraph 64 states, *“Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required”*. Affordable Housing is expected to be delivered on site unless off-site provision or an appropriate financial contribution is justified, or the agreed approach contributes to creating mixed and balanced communities.
- 6.13. Local Plan Policy H3 sets out residential development will make a contribution towards affordable housing to meet the needs of Reading. This will be appropriate in line with the scale of the development, on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing.
- 6.14. Local Plan Policy H4 relates directly to Build to Rent Schemes. This highlights planning permission will be granted provided Build to Rent developments are held in single ownership for at least 20 years, offer three-year tenancies with tenant-friendly terms, and ensure professional on-site management. They must meet high rental standards, provide a mix of unit sizes, comply with design policies, and deliver 30% on-site affordable housing through approved mechanisms.
- 6.15. A viability report prepared by Bailey Venning Associates has been submitted as part of this application. This report concludes that the proposed development is not considered to be viable in contributing to affordable housing.

Transport

- 6.16. In the context of promoting sustainable transport, paragraph 115 of the NPPF states that specific applications for development should ensure that:

“a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users;

c) the design of streets, parking area, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”

- 6.17. Importantly, paragraph 116 of the NPPF states that development “*should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”
- 6.18. Local Plan Policy TR1 sets out planning permission will not be granted for major development proposals unless there is a commitment to promote and improve sustainable transport methods. Development proposals must include measures to ensure safe and accessible transport options, especially public transport, walking, and cycling, throughout the site.
- 6.19. Local Plan Policy TR3 provides guidance on access, traffic and highways related matters. It sets out for proposals involving a new or altered access or those creating additional trips should consider the effect on safety, congestion and the environment.
- 6.20. Local Plan Policies TR4 and TR5 provide guidance on car and cycle routes and facilities. They state development should provide car and cycle parking that is appropriate to the location with regard to public transport accessibility.
- 6.21. The site benefits from a sufficient access to existing transport infrastructure. The site is within a 14 minute walk of both Reading Train Station and Reading West Train Station providing UK wide transport links to many stations including major travel hubs such as London Paddington in circa 25 minutes. Additionally, the site also benefits from a number of bus stops. Waylen Street bus stop is located directly outside the site, this provides access to numerous bus routes which serve the stop every 6 minutes throughout the day.
- 6.22. As per the ‘Reading Borough Local Development Framework Revised Parking Standards and Design’ guidance document, the site falls within Zone 2. Due to the sites location being adjacent to Zone 1 and benefitting from strong sustainable transport infrastructure, this proposal will use Zone 1 standards. Reading Borough Councils Parking Standards highlight for a Zone 1 development a maximum of 0.5 car and cycle parking spaces per 1-2 bedroom unit and 1 space per 3+ bedroom unit can be provided. Therefore this proposal will deliver 7 car parking spaces + 3 accessible and 7 cycle parking spaces.

- 6.23. Under application PL/25/1214 a cycle store for 40 spaces was approved. This application will utilise the same storage, however it will be modified internally to provide a further 2 spaces totalling 42. This will provide 26 x spaces for the approved MA application, 8 spaces for the approved AA application and the 7 spaces proposed within this application.
- 6.24. The vehicular access arrangements for the car park will remain as per the existing arrangements and will continue to be accessed via Eaton Place. Similarly, the current delivery and servicing practices associated with the existing use would remain unchanged following the proposed development.
- 6.25. A Transport Statement prepared by RGP has been submitted alongside this application. The Transport Statement concludes that the proposed development will not adversely affect highway safety or the road network. It supports the use of Zone 1 parking standards, aligning with the NPPF's vision-led 'Decide and Provide' approach to create sustainable, well-designed communities, rather than the traditional 'Predict and Provide' methodology.

Heritage

- 6.26. Paragraph 202 of the NPPF sets out that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 6.27. NPPF Paragraph 207 sets out that, in determining planning applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 6.28. Local Plan Policy EN1 sets out proposals will be expected to protect and where appropriate enhance the significance of heritage assets and their surrounding area. Proposals should seek to avoid any harm to heritage assets, however any harm to or loss of a heritage asset will require justification generally through public benefits. Planning applications which affect listed buildings should not have an adverse impact on the special architectural or historic interest, including their setting.
- 6.29. Local Plan Policy EN3 seeks to conserve and enhance the character of Conservation Areas. Development

should positively contribute by restoring original features, reducing visual clutter, maintaining green spaces, and improving signage and landscaping. Adopted Conservation Area Appraisals and Management Plans will guide decisions. The Russel Street/Castle Hill/ Conservation Area Appraisal describes Oxford Road as featuring an early 19th-century terrace of listed buildings, combined with later 19th-century development, many now with modern shopfronts or office conversions. Negative aspects include heavy traffic, poor pedestrian links, low-quality and poorly maintained shopfronts (even in listed buildings), plastic windows, and loss of original features such as chimney stacks.

- 6.30. Local Plan Policy EN6 sets out the historic environment should inform and shape new development. New development proposals in historic contexts should, make a positive contribution to the historic townscape, be sensitive to the historic context, reflect major local heritage themes, and improve access to previously overlooked or neglected historic significance.
- 6.31. The design of this proposal has been carefully considered to address the frontage of the building, with a strong emphasis on integrating the extension within the existing architecture, thereby preserving the character of the listed building and conservation area. The proposed scheme has been heavily influenced by heritage considerations. The scale of the development has been limited to respect the heritage assets and Oxford Road frontage. This reduces the impact on the heritage assets and meets the requirements of the site allocation by providing an appropriate building scale at the fringe of the development.
- 6.32. The proposals involve providing additional residential space in an area where there an increasing demand for housing. In accordance with the NPPF, the proposals make efficient use of land, consider the potential for further improvement and promote sustainable travel modes. The proposals will take key consideration of the surrounding area and are designed to seamlessly integrate into the local area with particular regard to the listed building and conservation area, therefore complying with Local Plan Policy EN1.
- 6.33. In accordance with paragraph 207 of the NPPF, a Heritage Assessment has been prepared by Orion Heritage Limited. This report provides an assessment of the proposed development on the significance of identified heritage assets and the visual amenity within the local and wider townscape surrounding the site.
- 6.34. The site itself is not directly located in a conservation area and does not contain any known heritage assets within its boundary. However, the site is adjacent to the Castle Hill/Rusell Square/Oxford Road

Conservation Area and The Royal Meteorological Society (Grade II listed building). These are therefore included in the scope of the Heritage Assessment.

- 6.35. The report concludes that the proposed development would cause a low level of less than substantial harm to the significance of heritage assets scoped in for the assessment. As such, the proposed development is considered suitable and in accordance with the NPPF and Local Plan Policy EN1, EN3 and EN6.

Design Considerations

- 6.36. Section 12 of the NPPF refers to 'Achieving well-designed places', paragraph 131 states *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

- 6.37. Additionally, Paragraph 130 of the NPPF sets out that planning policies and decisions should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being,

with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- 6.38. Paragraph 187 of the NPPF states that new developments should avoid giving rise to adverse noise impacts on the Site and surrounding area. The NPPG also states that noise needs to be considered when development may create additional noise, or would be sensitive to the prevailing acoustic environment.
- 6.39. Local Plan Policy CC7 states all development must be of high quality that maintains and enhances the character and appearance of the area. The Policy highlights layout, landscape, density and mix, scale, and architectural detail and materials will be assessed to ensure any proposed development makes a positive contributions to urban design objectives.
- 6.40. Local Plan Policy CC8 highlights that development should not cause any detrimental impacts on the living environment of existing residential properties and residents. The positioning of habitable rooms, windows and outdoor living spaces will be particularly important.
- 6.41. The principles of high-quality design have been considered in the evolution of the proposed development, in line with national and local policies. The proposed development has been informed by a design-led approach to optimise the development and make the most efficient use of land, in line with chapter 11 of the NPPF and Reading's spatial strategy as highlighted in paragraph 3.2.1 of the Local Plan. As set out in the Design and Access Statement, it has been developed through a detailed analysis of the existing and emerging context and character. The design has also been refined in response to comments from RBC's Planning Officers during the pre-application process. This has ensured the proposed development responds appropriately to the site's context to achieve high-quality design.
- 6.42. This section should be read in conjunction with the Design and Access Statement and application drawings, which provides further detail on the design strategy.
- 6.43. As aforementioned, to the north of the site lies a small commercial property alongside a newly constructed residential development that is currently underway. Immediately east, the site is bordered by a row of three-storey terraced houses and a series of residential blocks varying in height from seven to nineteen storeys. To the south, the site adjoins The Royal Meteorological Society, a Grade II listed building, with Oxford Road

running just beyond it, forming the southern boundary. On the western side, there is a contemporary four-storey residential block, completed in 2022.

- 6.44. The proposals will be carefully planned to integrate seamlessly with its surroundings whilst respecting neighbouring amenity, this proposed development will not cause any detrimental impacts to the surrounding area. The design will respect the character of the local area and the Royal Meteorological Society building through its scale and massing, it is sheltered from the heritage asset by the already existing structure at Eaton Court and only proposes 4 stories in height. The proposals will additionally balance the modern functional requirements with the historic character of the site.
- 6.45. Additionally, there is a precedent for height in the area. This is particularly evident on Chatham Place, these buildings are located very close to the site of this scheme and consist of between 7 and 19 storeys. There have also been recent approvals for 5 storey buildings on Eaton Place and Chatham Street which are also in close proximity to the site.

Amenity

Daylight and Sunlight

- 6.46. Paragraph 130 of the NPPF highlights in areas where housing land is limited, local planning authorities are encouraged to prioritise efficient land use and avoid low-density developments. When considering housing applications, authorities are advised to apply flexibility to daylight and sunlight standards if strict adherence would hinder optimal site use, provided that the resulting homes still offer acceptable living conditions.
- 6.47. Local Plan Policy CC8 refers to safeguarding amenity, it sets out development must avoid harming the living environment of existing or new homes by preventing issues like loss of privacy, poor light, visual dominance, noise, pollution, safety risks, or wind impacts for tall buildings. Key factors include room and window placement, with a typical 20m back-to-back distance for privacy. Business operations and traffic, especially HGVs, must not create unacceptable impacts, and conditions may restrict future changes that could affect amenity.
- 6.48. Local Plan Policy H5 states that all new-build housing must meet nationally prescribed space standards.
- 6.49. All residential units meet the nationally described space standards and are dual aspect.

- 6.50. Additionally, a Daylight/Sunlight Report has been prepared by T16 Design and is submitted alongside this planning application. It concludes that, the effect on VSC is within the 80% guidance value for all 41 windows which were assessed so there are no adverse impacts on neighbouring residents in terms of daylight. Similarly, all the new dwellings receive sufficient daylight in line with the BRE Guidance and BS EN 17037 (UK Annexe).
- 6.51. All assessed windows face within 90° of north, no neighbouring amenity spaces require review, and the development fully complies with BRE sunlight guidance.

Noise

- 6.52. Paragraph 187 of the NPPF states that new developments should avoid giving rise to adverse noise impacts on the Site and surrounding area. The NPPG also states that noise needs to be considered when development may create additional noise, or would be sensitive to the prevailing acoustic environment.
- 6.53. As referenced above Local Plan Policy CC8 highlights development should not cause a detrimental impact on the living conditions of existing residential properties in terms of noise and disturbance.
- 6.54. The proposed development of 12 residential units as part of a vertical extension is not expected to cause noise disturbance for existing residents. The area has recently accommodated significantly larger building projects without disruption and disturbance, demonstrating its capacity to absorb development activity with Chatham Place providing an adjacent example. Once complete, the extension will function as a residential space, generating no additional noise beyond normal domestic levels, consistent with the existing character of the area and building which has Class MA and AA approvals. It is also considered there will be no detrimental impact on the proposed development from external noise sources.

Landscaping and Open Space

- 6.55. Paragraph 96 sets out (promoting health and safe communities), states that planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: promote social interaction; are safe and accessible; and enable and support healthy lifestyles.
- 6.56. Paragraph 98 states that planning policies and decisions should provide the social, recreational and cultural facilities and services the communities need, this includes planning positively for sports venues, to enhance

the sustainability of communities and residential environments.

6.57. Paragraph 103 sets out access to high-quality open spaces and sports facilities is important for community health and well-being, while also benefiting nature and tackling climate change.

6.58. NPPF paragraph 135 states that:

“Planning policies and decisions should ensure that developments:

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.59. Local Plan Policy CC7 relates to landscaping. It states development must be of a high-quality design which is inclusive on landscaping which contributes to character and visual appearance. Proposals are expected to contribute to the quality of public realm through well-integrated green infrastructure and landscaping that supports continuity, enclosure, and adaptability. Landscaping should also help create inclusive, attractive,

and accessible environments that meet diverse community needs and reinforce the local context.

- 6.60. Policy H10 requires homes to have functional private or communal open space wherever possible. In addition, dwellings should provide adequate natural light, outlook, and privacy.
- 6.61. Local Plan Policy EN7 sets out the Local Green Spaces and Public Open Space which will be protected from development.
- 6.62. Local Plan Policy EN9 highlights all new development should provide open space based on the needs of the development. For sites with fewer than 50 dwellings or where open space is not deficient, new provision or improvements will be sought, including via appropriate contributions.
- 6.63. Local Plan Policy EN10 sets out in areas with poor access to open space, new development should provide or fund improvements to crossings and safe off-road routes to parks.
- 6.64. Within site allocation CR12c, it states there is an opportunity to enhance the Oxford Road frontage, including with tree planting.
- 6.65. This scheme will incorporate landscaping features into the design at both ground floor level as well as retaining as many existing trees as possible. Tree planting will be introduced alongside Oxford Road to enhance the frontage of the development, trees and other landscaping proposals will also be introduced at ground floor level throughout the site to create a more attractive living environment. The proposed landscaped areas at ground floor level will provide communal amenity areas to both the north and south of the western wing.
- 6.66. Green roofs will be incorporated to enhance biodiversity, manage rainwater, and improve thermal performance. These planted roof areas provide visual amenity, contribute to urban greening, and support ecological habitats, while also reducing surface water runoff and improving building sustainability.

Trees

- 6.67. Paragraph 136 of the NPPF highlights the important contribution trees make to the character and quality of urban environments and states that existing trees should be retained wherever possible.

- 6.68. Local Plan Policy EN14 sets out new development should encourage the provision of tree retention and planting within an application site with particular regard to street frontage contributing to the improvement of tree coverage through the borough enhancing appearance, biodiversity and climate change adaptation.
- 6.69. This application is supported by an Arboricultural Method Statement (AMS), Arboricultural Impact Assessment (AIA), Arboricultural Survey, Tree Constraints Plan and Tree Protection Plan.
- 6.70. The AMS concludes the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees both on and adjacent to the site will not be adversely affected as a result of the proposed development.
- 6.71. A singular tree located in front of the eastern wing façade will be removed for sound arboricultural reasons.
- 6.72. The landscape proposals have been carefully developed to retain key arboricultural features and to enhance the site's overall amenity value. Additionally, as part of the Biodiversity Net Gain strategy, ecological enhancements will be implemented both on-site and on adjoining land, contributing to improved conservation outcomes and increased wildlife opportunities.
- 6.73. It is considered that the proposed development meets the requirements of National Planning Policy and Local Planning Policy, specifically paragraph 135, 136 and 180 of the NPPF and Local Plan Policy EN14.

Ecology and Biodiversity Net Gain

- 6.74. Paragraph 180 of the NPPF states that planning decisions should minimise impacts on, and provide net gains for, biodiversity. There is also a mandatory requirement for all development to deliver at least 10% biodiversity net gain.
- 6.75. Local Plan Policy EN12 sets out development should avoid any net loss of biodiversity and aim for a net gain wherever possible by protecting and enhancing existing features, integrating them into proposals, and providing measures such as tree planting and wildlife-friendly landscaping. Where impacts cannot be avoided, mitigated, or compensated on-site, off-site compensation must be provided in line with recognised guidance, ensuring no net loss and delivered before development.
- 6.76. The proposed development will result in the loss of an individual trees. Following development, the

landscaping scheme will plant new individual trees, introduce a green roof and propose green spaces through the development site. New planting will be sympathetic to the surrounding area character and habitats. The development will benefit from access to private greenspace in order to take pressure off designated nature sites in the surrounds.

6.77. The proposed landscaping generates a net gain of 13.57% area-based habitats units. Therefore the proposed development is compliant with current legislation and the NPPF as a minimum biodiversity net gain of +10% was achieved for area based units.

6.78. All trading conditions have been satisfied.

Flood Risk and Drainage

6.79. NPPF paragraph 170 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and that flood risk should not be increased elsewhere.

6.80. Local Plan Policy EN18 states development should be directed to areas at the lowest risk of flooding. It further sets out all major development must incorporate sustainable drainage systems.

6.81. This planning application is supported by a Flood Risk Assessment and SuDS Drainage Strategy, prepared by EAS. This report demonstrates the site is located within Flood Zone 1, defined as having a less than 0.1% annual probability of river flooding. This site is also shown to not be at risk of surface water flooding.

6.82. The proposed SuDS strategy introduces green roofs on new flat roof areas to improve water quality, quantity, amenity, and biodiversity, meeting all four SuDS pillars. Hydraulic modelling shows these roofs will manage runoff effectively, including a 1:100-year storm event with 40% climate change allowance, and reduce discharge volumes compared to existing conditions, eliminating the need for long-term storage. Detailed design will confirm drainage performance, and in rare exceedance events, water will flow away from the building toward Oxford Road and the rear of the site.

6.83. The report concludes the proposed development complies with Local Plan Policy EN18 and that there are no reasons on flood risk or surface water drainage grounds as to why permission should not be granted.

Energy and Sustainability

- 6.84. The NPPF encourages local planning authorities to adopted proactive strategies to mitigate and adopt to climate change.
- 6.85. Local Plan Policy CC2 sets out new developments, including refurbishments, must be designed to use energy, water, and other resources efficiently while addressing climate change. Major non-residential schemes should achieve BREEAM 'Excellent' where possible, and minor schemes at least 'Very Good'. All developments should include water-saving measures, with residential and non-residential projects encouraged to use greywater recycling and rainwater harvesting where practical.
- 6.86. Local Plan Policy H5 highlights all major new-build residential development should be designed to achieve zero carbon homes.
- 6.87. An Energy Statement has been prepared by T16 Design and submitted alongside this application.
- 6.88. The statement indicates the measures proposed to meet policy requirements are improved fabric and individual Air Source Heat Pumps. This would result in a 68% reduction in CO2 emissions. The total remaining regulated emissions for the site are 5.1 tonnes, therefore the total offset payment is £9,180.

Air Quality

- 6.89. Paragraph 187 of the NPPF states that development should contribute to and enhance the local environment and where possible, seek to improve the local environmental conditions such as air and water quality.
- 6.90. Paragraph 199 requires planning policies and decisions to sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones.
- 6.91. Local Plan Policy EN15 states, "*development should have regard to the need to improve air quality and reduce the effects of poor air quality.*" It further sets out development that worsens air quality will only be allowed if impacts can be mitigated, considering cumulative effects, location within or access via an Air

Quality Management Area, and whether local impacts are offset by overall improvements. Sensitive uses such as housing, schools, and healthcare facilities in these areas must include mitigation measures in planning applications, and if significant effects cannot be mitigated, permission should be refused. Where necessary, planning obligations may secure contributions for air quality improvements or monitoring.

- 6.92. An Air Quality Assessment has been prepared by AQS Consultants will be submitted alongside this application under separate cover.

7. Planning Obligations and CIL

Community Infrastructure Levy ('CIL')

7.1. RBC's CIL Charging Schedule came into effect in April 2015 and identifies a rate of boroughwide charging rate of £120 per square metre for residential development. The Section 106 Obligations SPD identifies that the following projects or operations may wholly or partly funded via CIL:

- Enhancement and Management of Recreation, Open Space and Water Courses
- Borough Wide Transport Improvements
- Reading's Education Facilities
- Air Quality Monitoring
- Enhancement of Heritage Assets
- Reading's Cultural and Sports Provision
- Reading's Community Facilities
- Reading's Decentralised Energy Centres
- Reading's Economic Development Services

Planning Obligations

7.2. Section 106 of the Town and Country Planning Act 1990 (as amended) sets out that planning obligations may be used as part of the planning application process to address specific planning issues arising from development proposals.

7.3. NPPF paragraph 58 states that planning obligations must only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

7.4. This is in accordance with Regulation 122(2) of the CIL Regulations 2010 (as amended), which puts into law the need for planning obligations to be directly related to development.

7.5. The above tests will inform negotiations with RBC on the scale and form of any planning obligations required in association with the proposed development.

7.6. It is expected that the Section 106 Heads of Terms ('HoTs') set out in the table below will apply to the

Town Planning Statement

Roof extension at Eaton Court, 104-112 Oxford Road, Reading, RG1 7FU



proposed development. However, this will be subject to further consultation and detailed discussion with Reading Borough Council and any relevant consultees during the determination of the application.

Draft Heads of Term	Draft Provisions
Open Space	• Contribution to the enhancement, management and access to local recreation and open space
Transport	• Site related transportation mitigation measures including car clubs, EV charging points and travel plans
Affordable Housing	• As seen in the viability report, no affordable housing or contributions will be made

8. Conclusions

- 8.1. This Town Planning Statement has been prepared on behalf of Eaton Reading Ltd in support of the provision a vertical roof extension at Eaton Court to provide 12 new residential units with associated cycle and refuse storage in Reading. It should be read alongside the technical submission documents listed in section 1.6 of this statement.
- 8.2. As demonstrated within this statement, the development proposals contribute to the overall aims site allocation CR12c which it is located in. The development massing has been designed to be respectful to nearby heritage assets causing a low level of less than substantial harm.
- 8.3. There are many benefits associated with the proposed development which are outlined below.
- 8.4. The overall benefits of the proposal include:
- Improve the efficiency of an underutilised brownfield site in a sustainable town centre location;
 - Provides a meaningful contribution to Reading's housing need;
 - Promotes sustainable transport through the provision of cycle storage;
 - Beneficial effects on local landscape character; and
 - 13.57% biodiversity net gain.
- 8.5. Taking account of the above, the development represents sustainable development as required by the NPPF and should be approved without delay.

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