

PD003552/TC/AP/TD

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Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

20th February 2026

Application Reference: PP-14717938

Dear Sir / Madam,

**PROPOSED DEVELOPMENT AT GREAT BRIGHAMS MEAD, VASTERN ROAD, READING, RG1 8DJ -
APPLICATION FOR FULL PLANNING PERMISSION.**

On behalf of our client, Kings Oak Miami LLP (the “Applicant”), in respect of Great Brighams Mead, Vastern Road, Reading, RG1 8DJ (“the Site”), please find enclosed an application (“the Application”) for full planning permission for the above address for the following:

“External works in connection with the conversion of the building to residential use, to facilitate landscape and amenity enhancements, and associated ancillary works.”

Application Site Context

By way of background, an application at the Site (ref. PL/24/1320) was approved in December 2024 for the following.

“Change of use from B1(a) offices to 110 residential units under Class O, with a variation to extend the completion period from three to six years”

This was followed by a further application (ref. PL/24/1320), approved in December 2024, which extended the timeframe for completing the development from three to six years. An additional application was then approved in May 2025 (ref. PL/25/0046) to vary the approved plans and amend the internal layout. Alongside this consent, a full planning permission (ref. PL/25/0052) was granted in May 2025 for the external alterations necessary to facilitate the building’s conversion.

Two additional applications for minor material amendments under Section 73 are to also be submitted following this application. They relate to internal (PP-14660149) and external (PP-14662473) alterations. This full planning application is submitted alongside those amendments and seeks permission for external works to the wider site aimed at elevating the overall quality of the scheme.

Proposed Development

Since the last approved planning application (ref. PL/25/0052), the scheme has evolved. Further alterations to the building itself are to be sought under separate applications, this application seeks to improve the amenity areas and landscaping. In short, the planning permission sort in this application is for the following:

- *Relocation of 14 internal bins and 24 external bins into two new bin stores located along the northern boundary, providing capacity for 38 × 1100-litre waste bins.*
- *Provision of 9 × 240-litre food-waste bins within the existing bin stores on the eastern and western boundaries.*
- *General site-wide improvements, including repairs to existing walls, paving, kerbs, and drainage infrastructure.*
- *Enhancements to the central amenity space, including new paving, installation of seating, a runner's stretching bar, and a tap for the cycle-wash/dog-wash area.*
- *Installation of dog-waste facilities, artificial grass, fencing, and a gate to the rear of the site.*
- *Construction of new refuse stores at the rear of the site.*
- *Installation of a new entry barrier at the front of the site, along with repairs to boundary walling.*

Key Planning Policy

National Policy

The National Planning Policy Framework (the “NPPF”) (2024) sets out the Government’s approach to planning matters and is a material consideration in the determination of planning applications.

Paragraph 135 of the NPPF implies that planning decisions should ensure development is well-designed, enhances the quality of the area over its lifetime, and is visually attractive through good architecture, layout, and landscaping.

The Development Plan

The Reading Borough Local Plan was adopted in November 2019. A review of the Plan was undertaken in March 2023, with a partial update subsequently submitted to the Secretary of State in May 2025. The policies relevant to the determination of this application include:

Policy CC1: Presumption in Favour of Sustainable development establishes that development proposals should be approached positively, reflecting the presumption in favour of sustainable development set out in the National Planning Policy Framework. The policy emphasises that, where appropriate, the Council will work proactively with applicants to identify solutions that enable proposals to be approved wherever possible, ensuring that planning decisions facilitate sustainable growth while balancing local objectives.

Policy CC7: Design and the Public Realm requires that all new development achieves a high standard of design which both maintains and enhances the established character and appearance of the area of Reading in which it is located. The policy seeks to ensure that proposals positively contribute to the local townscape and public realm, reinforcing a strong sense of place through high-quality, context-responsive design.

Policy CC8: Safeguarding Amenity sets out that development must not result in a detrimental impact on the living environment of existing residential properties, nor create unacceptable living conditions for new residential occupiers. The policy aims to safeguard residential amenity by ensuring that issues such as noise, privacy, outlook, daylight, and general environmental quality are carefully considered and appropriately addressed in all proposals.

Policy H5: Standards for New Housing, ensures that future residential schemes provide high-quality living environments that meet identified space, layout, and functional requirements. The policy ensures that new homes are designed to be fit for purpose, delivering appropriate internal and external space, good accessibility, and high levels of amenity for future occupiers.

Parking standards SPD (2011) provides guidance on the required parking for residential developments within Reading.

Assessment

The proposed works set out within this application will maintain and enhance the external setting of the scheme, delivering improvements to both the design quality and the overall public realm across the wider site. The works will have no adverse impact on neighbouring properties and will instead provide tangible benefits through the upgrading of key external facilities, including enhanced bin storage provision, improved communal amenity spaces, and the refurbishment and ongoing maintenance of landscaping features throughout the site.

While the total number of parking spaces will not be reduced, the provision of parking continues to exceed the level required to serve the previously approved residential conversion. As such, the proposals will have no negative impact on parking demand or site operation.

The external alterations fully support and indeed further complement the delivery of the approved residential units, contributing to a higher-quality and more cohesive development overall. We therefore consider that the proposed works within this full application accord with the aims and requirements of local planning policy and should accordingly be approved.

Conclusions and Closings

The works proposed through this application are fully aligned with national planning policy and support the overarching aims of the National Planning Policy Framework (NPPF). The previously approved residential conversion already makes efficient use of previously developed land, delivering a sustainable form of development consistent with national guidance.

The external works now submitted as part of this full application will further enhance the design quality of the scheme by improving the amenity areas and landscaping across the wider site. These enhancements represent a clear betterment over the existing external environment and will significantly elevate the appearance and overall quality of the 110-unit residential development previously approved.

Accordingly, we consider this application to be wholly compliant with national planning policy and one that will help bring forward the highest-quality and most well-designed version of the scheme.

This application comprises of the following documentation:

- Covering Letter (prepared by Montagu Evans; this document);
- Planning Application Forms;
- Site Location Plan;
- External Works Scope;
- General Arrangement- External works (site wide)- 2561-TFC-XX-00-DR-L-1001;
- 2561-TFC-XX-00-DR-L-3001 - 3004 Planting Plans;
- 5025893_GBM_1000_C_Great Brighams Mead, Reading - Bike & Bins Information; and
- CIL Form.

ADMINISTRATIVE PROCEDURE

The application fee of £673 (including the £85 Planning Portal Fee) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (amended 2017). The application fee has been paid to the Planning Portal via payment link.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the Application. In the meantime should you have any queries or require any further information, please do not hesitate to contact Tom Cole (tom.cole@montagu-evans.co.uk / 07825 357 061), Alex Partridge (alex.partridge@montgau-evans.co.uk / 07584 154 762) or Ted Drayson (ted.draysen@montagu-evans.co.uk / 07990 102472).

Yours sincerely,



MONTAGU EVANS LLP