

DELEGATED APPLICATION REPORT

Ward: Redlands

Application Ref: PL/26/0249

Application type: Stage 1 Permission in Principle

Address: Land at 82-86 London Road and rear of 1a Alexandra Road, Reading, RG1 5AU

Proposal: Stage 1 permission in principle for residential dwellings (Class C3), comprising a minimum of 1 and maximum of 9 net number of dwellings.

Case Officer: Mr Jonathan Markwell

Applicant: Erleigh Investments Ltd

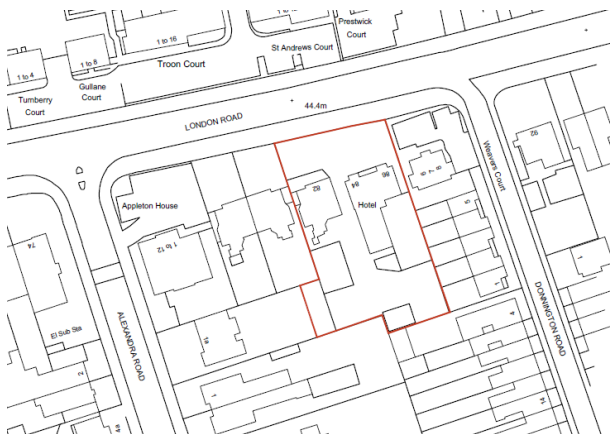
Agent: Nexus Planning

Date received (valid from): 06/03/2026

Target Decision date: 10/04/2026

1. SITE DESCRIPTION

- 1.1 The application site relates to land at 82-86 London Road and part of the plot (the rear most garden space) of 1a Alexandra Road. The applicant specifies that No's 82 & 86 comprise "hotel / aparthotel / flatted residential accommodation", with No. 82 being part-2, part-3 storey in nature, with No. 86 being 3-storey on the London Road frontage, with a flat-roofed single storey component to the rear. 1a Alexandra Road appears to be in residential use. There are a significantly sized hard landscaped forecourt areas to both the front and rear, with vehicular access possible between the two buildings. There is also a single storey structure in the southern section of the site, together with a variety of soft landscaping within and adjacent to the boundary of the application site.



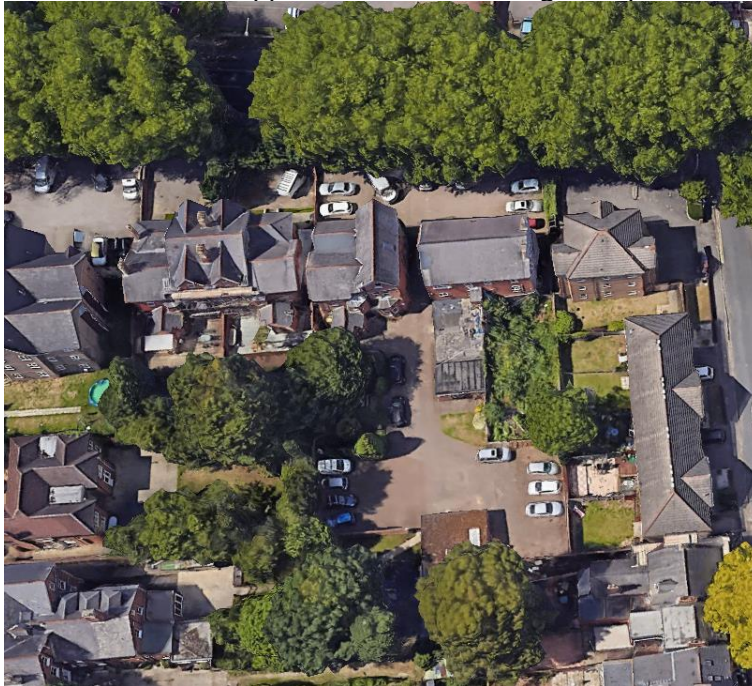
Above left: location plan; Above right & below: site photographs 06/03/2026.



- 1.2 There are no listed buildings within the application site. Part of the application site (the small part of the rear amenity space of 1a Alexandra Road) is within Alexandra Road Conservation Area (see maps below), although it is not specifically referenced within the Conservation Area Appraisal (aside from the building being one of 10 instances of 20th century development within a predominant 19th century conservation area). The site is within an Air Quality Management Area and an Article 4 area in respect of conversion of dwellings into HMOs. The adjacent London Road is part of the classified highway network, is a designated cycle route and a green link. The character of the immediate surrounding area is mixed, with a variety of residential, commercial and residential-related uses in close proximity to the site. The wider area can be considered predominantly residential in nature.



Above: Extent of the application site within Alexandra Road Conservation Area. Below: Aerial view of the application site via Google maps, looking north.



Site visit date: Unaccompanied to the exterior of the buildings on 06/03/2026.

2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 Stage 1 permission in principle consent is sought for residential dwellings (Class C3) at the site, comprising a minimum of 1 and maximum of 9 (net number) dwellings. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. This application

solely relates to stage 1 of the process only. In the supporting statement, the following has been stated:

3. The Proposed Development

- 3.1 Stage 1 PiP is sought for the construction of development to contain up to 9 dwellings.
- 3.2 The Site is located within the urban area, on previously developed, brownfield land.
- 3.3 The proposed land use is residential, consistent with that of neighbouring properties.
- 3.4 Whilst not a matter for consideration of a stage 1 PiP, the general car parking arrangements for the existing Site would be considered at stage 2.
- 3.5 An existing single storey rear projection to No. 84 would be demolished as part of the proposed development.

- 2.2 As means of background, the Guidance on Brownfield registers and permission in principle: frequently asked questions (published 21/04/2017) confirms the following basic information around permission in principle proposals:

20.What does granting permission in principle for a brownfield site mean?

Permission in principle will settle the fundamental principles of development (use, location, amount of development) for the brownfield site giving developers/applicants more certainty. A developer cannot proceed with development, however, until they have also obtained technical details consent.

21.What is technical details consent?

The technical details consent will assess the detailed design, ensure appropriate mitigation of impacts and that any contributions to essential infrastructure are secured. Both the permission in principle and the technical details consent stages must be determined in accordance with the local development plan, the National Planning Policy Framework and other material considerations.

27.Who decides a permission in principle/technical details consent application?

Decisions about whether permission in principle should be granted for a site through the site being placed on Part 2 of the register and decisions about technical details consent applications will be for local planning authorities to take. Local authorities will have to have regard to the National Planning Policy Framework and development plan policies. They will also have to take into account the advice of any statutory consultees relevant to the proposed development.

- 2.3 Documents submitted:

- 02.01 Rev B – Site Location Plan
As received on 24/02/2026
- Application for Permission in Principle Application from, dated 06/03/2026
- Planning Statement by Nexus Planning dated March 2026
As both received on 06/03/2026

3. RELEVANT PLANNING HISTORY (since 1990)

- 3.1 82-86 London Road

- 3.1.1 PL/94/0698 - Two storey extension to rear of no 84/86 and link at first floor level between no 82 and 84 (Renewal of planning permission 87/TP/29). Granted 20/10/1994.
- 3.1.2 PL/97/0627 - Rear extension to existing hotel to provide restaurant and additional bedrooms. Refused and Appeal dismissed 10/04/1999.
- 3.1.3 PL/98/1020 - Form new reception area and entrance lobby. Approved 08/01/1999.
- 3.1.4 PL/99/2172 - Application to amend the proposals approved under consent 94/00603/FUL (2-storey extension to rear of nos 84/86 and link at 1st floor level between nos 82/84 London Road), by amending the roof design and floor layout. Refused 24/01/2000.
- 3.1.5 PL/00/0179 - Single storey rear extension and amendment to consent 94/00603/FUL by amending the ground floor window and door positions on the western elevation and the floor layout resulting in 5 additional bedrooms. Refused 11/05/2001.
- 3.1.6 PL/13/1544 - Roof conversion with dormers to accommodate 4 new bedrooms. Granted 13/05/2014.
- 3.2 78-80 & 82-86 London Road
- 3.2.1 PL/03/1211 - Erection of 70 bed hotel (82-86 London Road); change of use and extension of 2 houses to form 14 flats (78-80 London Road). Refused 04/02/2004.
- 3.2.2 PL/04/1359 - Refurbishment/extension of 78-80 as ten flats; Redevelopment of 82/86 As a 70-bed hotel. Granted following completion of s106 Legal Agreement 09/12/2004.
- 3.3 1 Alexandra Road
- 3.3.1 PL/12/0140 - Retrospective change of use of 1 Alexandra Road from residential care home (class C2) to apartment hotel (class C1) comprising ten guest suites and installation of three side facing dormer windows and a new pathway access linking 1 Alexandra Road to 82-86 London Road. Granted following completion of s106 Legal Agreement 10/12/2012.
- 3.4 1A Alexandra Road
- 3.4.1 PL/90/0389 - Redevelopment of site to provide long term suite style hotel accommodation for Donnington House Hotel with additional car parking for 12 vehicles. Refused 14/06/1990.
- 3.4.2 PL/02/0023 - Demolition of existing hotel and 3 dwellings and erection of new hotel with underground car parking and storage. Refused 30/07/2002.
- 3.4.3 PL/06/0830 - Removal of existing single storey extensions and replace with new two storey side and rear extensions. Approved 06/07/2006.
- 3.5 Land to the rear of 4 Donnington Road, 1 Alexandra Road & 84-86 London Road, Reading
- 3.5.1 PL/16/0668 - Part retrospective application for the development of B8 storage building ancillary to Donnington House Hotel. Granted 04/07/2016.
- 4. PUBLIC CONSULTATIONS**
- 4.1 As per the regulations, 3 x site notices were erected at the site on 06/03/2026, expiring on 20/03/2026. These were erected on London Road, Alexandra Road and Donnington Road. Documents submitted with the application have also been available to view and be

commented upon via the Council's website since 06/03/2026. No responses have been received.



- 4.2 Reading CAAC was formally consulted on 06/03/2026. No response has been received.

5. INTERNAL CONSULTATIONS

- 5.1 RBC Transport advise that the site is located within an accessible location and therefore the development of up to 9 residential units is acceptable (in principle). If a stage 2 application is submitted for the technical details of the project, the Highways Authority would require a Transport Statement to be submitted alongside the application.

6. Equality Act 2010:

- 6.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. LEGAL AND PLANNING POLICY CONTEXT

- 7.1 The application has been considered within the context of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, which came into force on 1st June 2018.
- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:
- 7.3 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 7.4 **National Policy**
National Planning Policy Framework (December 2024, as amended)
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes

- 9. Promoting sustainable transport
- 11. Making effective use of land
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance 2014 onwards

7.5 Reading Borough Local Plan (2019)

CC1 Presumption in Favour of Sustainable Development
 EN1 Protection and enhancement of the historic environment
 H1 Provision of Housing* (* this policy is acknowledged to be out-of-date)
 TR1 Achieving the Transport Strategy

7.6 SPG/SPD

Revised Parking Standards and Design SPD 2011

7.7 Other relevant documentation

Alexandra Road Conservation Area Appraisal 2005
 Reading Borough Local Plan (Partial Update) Submission Draft, May 2025
 Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
 Principles of Conservation (Historic England, 2008)

7.8 Local Plan Update

- 7.9 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually on 11th and 12th November 2025. Stage 2 hearings took place in February 2026.
- 7.10 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.
- 7.11 Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy (aside from Policy H1, which is acknowledged to be out-of-date) and that the objectives of those policies remains very similar in the submission draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’ (aside from Policy H1).

8. APPRAISAL

- 8.1 Planning practice guidance (PPG) on Permission in principle confirms the scope of stage 1 applications:

What matters are within the scope of a decision on whether to grant permission in principle?

The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.

Paragraph: 012 Reference ID: 58-012-20180615

Revision date: 15 06 2018 See [previous version](#)

- 8.2 In addition, paragraph 042 of the guidance offers the following in terms of the local planning authority:

What information sources and tools should local planning authorities use to support decisions on whether to grant permission in principle?

Local planning authorities should draw on relevant existing information sources and tools to support decisions on whether a grant of permission in principle is appropriate. These may include local sources of evidence eg the development plan evidence base, historic environment records or landscape character assessments and external information sources and tools eg advice published by statutory consultees.

Paragraph: 042 Reference ID: 58-042-20170728

Revision date: 28 07 2017

- 8.3 With the above in mind, it is considered that the location of the site is within the defined settlement boundary of Reading and comprises brownfield land. Whilst it is unclear whether any future proposal would entail the redevelopment or partial redevelopment of existing buildings at the site, or whether it would involve the construction of a building or buildings where existing buildings are not presently situated, it is considered that the site could potentially accommodate the proposed development. There are no known inherent site constraints, such as flood risk, contamination, listed buildings or indeed a site allocation for other uses, which would prevent development in this location. Instead, as per section 1 above, the site constraints comprise being within an air quality management area, an article 4 area (concerning change of use from residential to HMO) and part of the site being within the Alexandra Road Conservation Area. It is also immediately adjacent London Road, which is part of the classified highway network, is a designated cycle route and a green link. None of the above prevents a development coming forward in principle in this location.
- 8.4 Turning to consider land use matters, the proposed use is residential. There is a pressing need for residential accommodation, both within Reading and the country as a whole. Accordingly, the principle of residential in this location is accepted, with this assisting in contributing to meet Reading's Housing needs. As per the RBC Transport comments above, the site is located within an accessible location, meaning there would be compatibility with the proposed use.
- 8.5 In terms of the amount of development, the proposal is for a minimum of 1 and maximum of 9, in respect of the net number of dwellings at the site (it is unclear and has not been specified by the applicant whether there are considered to be any existing dwellings at the

site – based on the planning history referenced above, this appears unproven at this juncture). In simple density terms, the applicant has specified that size of the site to be 0.188ha, which when applying a maximum of 9 dwellings would equate to a density of 48 dwellings per hectare. Whilst this is below the 60-120 indicative density range referenced in the supporting text to Policy H2, this does not account for existing buildings on the site – as such, it is not considered particularly pertinent to consider the proposal in this manner. Instead, whilst it is again unclear whether any future proposal would entail the redevelopment or partial redevelopment of existing buildings at the site, or whether it would involve the construction of a building or buildings where existing buildings are not presently situated, it is considered that the site could potentially accommodate between 1 and 9 residential dwellings. As such, for the purposes of the stage 1 permission in principle, this is able to be supported. In practice however, whether this is actually possible and appropriate will ultimately depend on whether the stage 2 technical details are demonstrated to be acceptable. This is not established at this juncture, but it is not a requirement for consideration at this juncture, so is duly not factored in.

- 8.6 Hence, within the context of the considerations of this type of application, and the Policy context at section 7 referenced, it is considered that stage 1 permission in principle can be granted in this instance, with the proposals (based on the information provided) according with the general thrust of the development plan policies.

Procedural point – exemptions of certain developments

- 8.7 In line with Part 2A, Section 5B (Exemptions of certain developments) of The Town and Country Planning (Permission in Principle) (Amendment) Order 2017, it is confirmed that the proposed development is not considered to be any of the forms of development exempted in the regulations.

Procedural point – mechanism for granting a permission in principle for the site.

- 8.8 There are two ways in which local planning authorities can grant permission in principle, either upon receipt of a valid application or by entering a site in Part 2 of its brownfield land register (which will trigger a grant of permission in principle for that land providing the statutory requirements set out in Town and Country Planning (Permission in Principle) Order 2017 (as amended) and the Town and Country Planning (Brownfield Land Register) Regulations 2017 are met). In this instance, a positive decision to the application is being made. Hence, the site is not being granted permission in principle by being added to part 2 of the brownfield land register.

Procedural points – duration of permission / conditions / what will be expected at technical details consent stage:

- 8.9 It is confirmed that the duration of the permission is 3 years (the default duration). Any future application for technical details consent must be determined within the duration of the permission granted, as per Paragraph: 014 Reference ID: 58-014-20180615 of the Planning practice guidance on Permissions in principle.
- 8.10 As per Paragraph: 020 Reference ID: 58-020-20180615 of the Planning practice guidance on Permissions in principle it is not possible for conditions to be attached to a grant of permission in principle. Instead, the terms of the permission in principle may only include the site location, the type of development and amount of development.
- 8.11 As per Paragraphs 020 and 045 (Reference ID: 58-020-20180615 & ID: 58-046-20170728) of the Planning practice guidance on Permissions in principle local planning authorities can inform applicants about what they expect to see at the technical details consent stage. Accordingly, the following will be included as an informative on the future decision notice:

- 8.12 As per Paragraphs 020 and 045 (Reference ID: 58-020-20180615 & ID: 58-046-20170728) of the Planning practice guidance on Permissions in principle the local planning authority will expect to see at least the following at the technical details consent stage:
- Part 1 – the mandatory national information requirements
 - Part 3 – 1. Affordable Housing Statement
 - Part 3 – 2. Air Quality Statement
 - Part 3 – 5. Daylight/Sunlight Assessment (dependent upon the location and height of the proposed development)
 - Part 3 – 6. Ecological Survey & Report (dependent upon the location of the proposed development and extent/nature of any demolition / alteration to roof works), in addition to the mandatory biodiversity net gain requirements.
 - Part 3 – 9. External Lighting Details (if external lighting is proposed)
 - Part 3 – 11. Heads of Terms Proposal – s106 Legal Agreement. You are hereby informed that planning obligations may be needed at the technical details consent stage.
 - Part 3 – 12. Heritage Statement
 - Part 3 – 13. Landscape Principles
 - Part 3 – 15. Material Details
 - Part 3 – 16. Noise & Vibration Impact Assessment (if extractor or cooling units are proposed)
 - Part 3 – 18. Planning Statement
 - Part 3 – 19. Plans and Drawings
 - Part 3 – 20. Sustainability Statement
 - Part 3 – 22. Transport Statement
 - Part 3 – 23. Tree Surveys/ Arboricultural Impact Assessment & Arboricultural Method Statements
 - Part 3 – 24. Utilities Statement (given the site contains significant tree cover)
 - Part 3 - 25. Vehicle (Car/Cycle) Parking and Servicing Details (Including waste storage and collection)
 - Part 3 – 27. Viability Appraisal (if required).
 - Part 3 – 28. Wind and Microclimate Assessment (if applicable, depending on the height of the proposed development).
- 8.13 All of the above are as per the November 2021 edition of the Reading Borough Council [Validation Requirements for Planning Applications](#) document and the February 2024 Reading Borough Council Validation Requirements for Planning Applications [Biodiversity Net Gain Addendum](#) document.
- 8.14 Moreover, the applicant is strongly advised and encouraged to seek [pre-application planning advice](#) from the local planning authority prior to the submission of any future technical details consent.

Other recommended informatives to be stated on the decision notice:

- 8.15 In reaching this decision, the local planning authority took into account the following information submitted by the applicant in support of the application:
- 02.01 Rev B – Site Location Plan
As received on 24/02/2026
 - Application for Permission in Principle Application from, dated 06/03/2026
 - Planning Statement by Nexus Planning dated March 2026
As both received on 06/03/2026
- 8.16 Officers have worked positively and proactively with the applicant to determine the application within the statutory timeframes.

9. CONCLUSION

- 9.1 As required by planning law, and reiterated by the NPPF, applications for permission in principle should be determined in accordance with the development plan, and where proposed development conflicts with the development plan, it should be refused unless material considerations indicate otherwise.
- 9.2 In this instance, based solely on location, land use and amount of development considerations, it is concluded that there are no in-principle conflicts with the development plan, as per the appraisal above. Stage 1 permission in principle can therefore be granted for a minimum of 1 and maximum of 9 dwellings (net number), at land at 82-86 London Road and land at the rear of 1a Alexandra Road, Reading, RG1 5AU:

