01 July 2026

Reading Borough Council
Working better with you

Title	**PLANNING APPLICATION REPORT**
Ward	Abbey
Planning Application Reference:	PL/26/0237
Site Address:	Battle Inn, 2 Bedford Road, Reading, RG1 7HS
Proposed Development	Demolition of the former public house and the erection of a part five-storey building comprising six self-contained residential flats (Use Class C3) with a Commercial, Business and Service unit at ground floor (Use Class E) and associated works.
Applicant:	Anrish Properties Limited
Report author	Anthony Scholes
Deadline:	31 July 2026
Recommendation	Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to: i) GRANT full planning permission, subject to the satisfactory completion of a s106 legal agreement and delegate to ADPTPPS to make such minor changes to the conditions, Heads of Terms, and details of the legal agreement as may be reasonably required to issue the permission or ii) Refuse full planning permission if the legal agreement is not completed by 31/07/2026 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement);
S106 Terms	1. AFFORDABLE HOUSING – to secure the sum of £99,500.00 (equivalent 20% contribution) towards the provision of affordable housing elsewhere in Reading Borough, payable on first occupation of the development and index linked from the date of permission in accordance with Policy H3 (Affordable Housing) and the SPDs on Planning Obligations and Affordable Housing; 2. PUBLIC OPEN SPACE/LEISURE CONTRIBUTION – to secure the sum of £12,600.00 towards the provision of improvements to local open space, payable on commencement of the development and index linked from the date of permission (within Abbey and/or Battle Wards), in accordance with policies CC9 and H10 and the SPD on Planning Obligations.
Conditions	1. Time Limit (Standard three years) 2. Approved plans

	3. Materials – including samples to be approved (pre-commencement) 4. Minimum reveal depths 5. Construction method statement (pre-commencement) 6. Security strategy to be approved (pre-commencement) 7. Refuse and recycling to be approved, including pest control, and waste management strategy (pre-occupation) 8. Boundary treatment details to be approved, including samples (pre-commencement) 9. Landscaping details to be approved to include all proposed biodiversity measures, and green roof details including structural information (pre-commencement) 10. BREEAM 'Very Good' Pre-assessment to be approved (pre-commencement) – Commercial element 11. BREEAM 'Very Good' Post completion certificate – Commercial element 12. Thames Water 'No Piling' condition (pre-commencement) 13. Noise assessment/noise mitigation between commercial and residential to be approved (55dB acoustic requirement) 14. Cycle parking (as proposed) 15. SAP assessment – As built – Residential element 16. Use of flat roof restricted 17. Hours of Construction/Demolition (0800-1800 Monday to Friday, 0800-1300 Saturday only) 18. Higher water efficiency standards – Residential element 19. Use Restriction ground floor (Class E (a-c; e and g) only) 20. No shutters 21. Pre-occupation removal of delivery hatch and reinstatement of footpath, Highways licence to be sought. 22. No mechanical plant 23. No Bonfires 24. PD rights removed (dwellings, not HMOs) 25. Delivery and Servicing Plan – commercial (To be approved) 26. Delivery hours restriction (9am – 5pm) 27. Waste Collection Hours Restricted – Commercial (9am – 5pm) 28. Parking Permits 1 (no automatic entitlement) 29. Parking Permits 2 (notification of prospective occupants)
Informatives	1. Terms and conditions 2. Pre-commencement conditions 3. Building Regulations approval required 4. Complaints about construction 5. Encroachment 6. CIL 7. S106 agreement 8. Noise between residential buildings 9. Highways 10. Positive and Proactive – Approval

	11. Unidentified contamination

1. Executive summary

1.1 This application is recommended for approval subject to the conditions set out above, subject to the completion of a satisfactory s106 legal agreement in accordance with the Heads of Terms above.

1.2 This report assesses the proposal submitted for the redevelopment of no. 2 Bedford Road (the former Battle Inn public house). The proposal includes the demolition of the existing two-storey buildings on the site, which include two formerly terraced properties, including a taller end-of-terraced dwelling to Oxford Road, and other single-storey structures to the east of the site. Following the demolition of the existing buildings, the applicant seeks permission for the construction of a part two-storey, part four-storey, part five-storey building to contain a ground floor Class E (ie. flexible commercial uses). Above ground level would be six flats (4 x 1-bed, 2 x 2-bed). The proposal includes no car parking, with the provision of boundary treatments to preclude the risk of unauthorised parking/vehicle movements. The proposal includes adequate waste storage and bicycle storage. The main issues discussed within this report relate to the land-use principles, design and heritage impacts, as well as amenity impact, and the agreed affordable housing, and leisure contributions.

1.3 The design of the scheme is considered to be rather plain and functional. The proposal would result in some negative impacts on the adjoining Trinity Place, with loss of daylight experienced, as well a degree of overbearing at first floor. The proposal would also result in less than substantial harm to views in the Conservation Area, and the settings of nearby Listed Buildings. The redevelopment of the site does seek to demolish a building which has fallen into disrepair (possibly through neglect). The redevelopment of the site would improve the appearance of the site, though this could also be achieved through the re-use of the building as a Public House. The proposal would, however, provide additional housing, and set against a backdrop of the Council's inability to demonstrate a five-year housing supply, this would provide a significant benefit. The proposal would also contribute toward affordable housing with a full policy compliant amount. In addition to the new building, the proposal also includes frontage treatments which would improve and activate the site, and includes a leisure contribution to offset to lack of on-site open space. On balance and accordingly, officers recommend approval of permission.

2. Introduction and site description

2.1 The site comprises a disused two storey detached property on the corner of the Oxford Road/Bedford Road junction. The previous use of the site was a pub, under various names, the last of which was closed in 2015, however the use as a public house is not considered to have been abandoned, and a pub could still resume operation from the site. The site is just outside the Russell Street/Castle Hill/Oxford Road Conservation Area (CA), albeit the CA extends around the site on three sides.

Figure 1 - Location Plan (Left); Conservation Area Boundary (and listed buildings) relative to site (right)

2.2 As shown in figure 3 below, the building was quite nicely detailed, with the exception of the replacement of original windows with uPVC.

2.3 Overall, mainly due to the delipidated state of the building, the site currently presents poorly towards the public realm of Oxford Road and Bedford Road, and the Conservation Area, which contains a prevailing 2-4 storey streetscape with a mix of impressive Georgian terraces and stand-alone houses interspersed with Victorian shops and houses.

Figure 2 - Site photos (10 April 2026)

Figure 3 - Former Battle Inn (as an Irish Pub), date unknown, source: Reading Library

2.4 The surrounding area comprises a range of uses, with a mix of residential and commercial uses. Directly north of the site is 10 Trinity Place, a four-storey building comprising 25 flats of elderly persons' accommodation, operated by Reading Borough Council.

2.5 The application is a 'minor' development according to the Reading 'Scheme of Delegation' (less than 10 dwellings). However, it is presented to Planning Applications Committee on the basis that the applicant is a serving Councillor.

3. The proposal

3.1. The proposal seeks to demolish the existing, vacant public house. The existing building is mainly two-storeys in height, with rooms set within the pitched roof nearest Oxford Road. It appears to be formally a pair mid and end terrace Victorian buildings which have since been left to deteriorate through disuse. It has window openings typical of a Victorian building but is now in poor condition with many openings boarded up, and various holes in the roof and walls. It abuts the back of the footway to Bedford Road but is set back from the carriageway to Oxford Road to align with the building line.

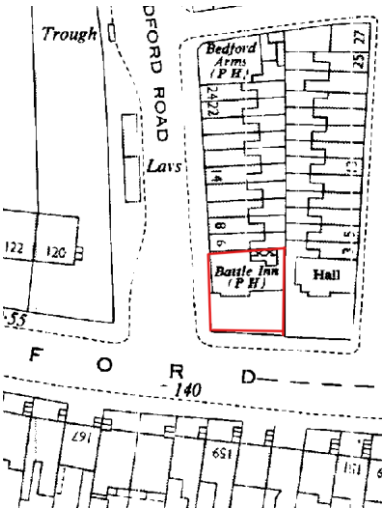


Figure 4 - 1950 OS Maps showing application site as end of terrace property

3.2. The proposed building would be similarly sited to the existing building, adjoining the footway to Bedford Road but set back from the carriageway to Oxford Road. The proposal is for a mixed use development with the provision of a Class E use at ground floor, with six flats above. The shop unit would have windows to both road frontages, The building would have 5 floors adjacent to the Richer Sounds building, four floors on the corner with Bedford Road and two floors to the rear of this. The top floors fronting Oxford Road would have dormer windows set within a Mansard type roof, but the two storey element would have a flat roof. All roofs on the proposal are shown to include green roofs, although precise details of the provision of a green roof on top of the mansard roof portions has been sought, as implementation and final appearance is unclear.

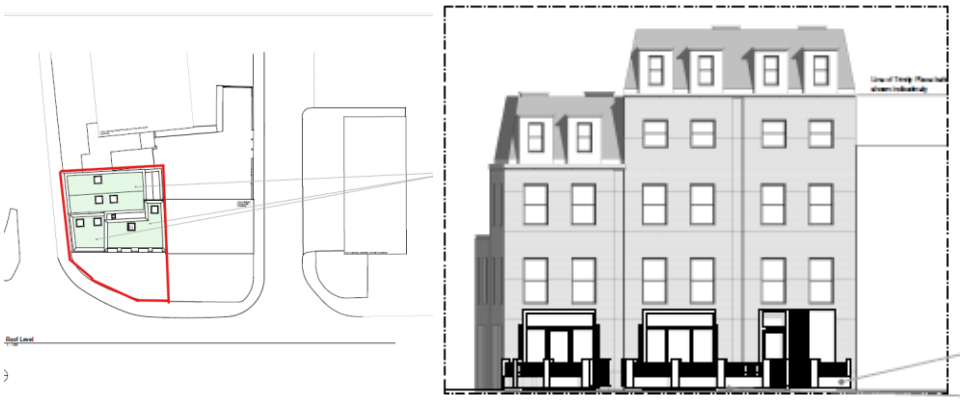


Figure 5 - Proposed Site Layout (left); Proposed Elevation (Right)

3.3. To the site frontage the proposal seeks to enclose the site with new boundary treatments. The frontage would also include a fence/wall between the residential and commercial forecourts to delineate the commercial space from the residential space. The proposal would also include landscaping to the frontage to include a tree, and mixed planting/hedging areas.

3.4. Submitted plans and documents:

Location Plan
CIL Form

'The Keen Partnership', Design and Access Statement
'The Keen Partnership', Vacant Building Statement
'The Keen Partnership',
The 'Monitor Energy Consultancy', Energy Statement, dated February 2026

The ‘Aeolus Air Quality Consulting’, Air Quality Assessment, dated January 2026
The ’24 Acoustics’, Noise Assessment (ref: R11502-1 Rev 0), dated 6 February 2026
The ‘Motion’, Transport Statement (Ref: ckre12/2510009), dated 30 January 2026

Drawing No: 15-035-01, rev C, dated 24-5-18 – Site Location Plan (existing)
Drawing No: 15-035-04, rev C, dated 24-5-18 – Existing Elevations (1)
Drawing No: 15-035-05, rev C, dated 24-5-18 – Existing Elevations (2)
Drawing No: 15-035-310, rev E, dated 24-5-18 – Site Plan (proposed)
Drawing No: 15-035-321, rev H, dated 24-5-18 – Ground Floor Plan (proposed)
Drawing No: 15-035-322, rev H, dated 24-5-18 – First Floor Plan (proposed)
Drawing No: 15-035-323, rev H, dated 24-5-18 – Second Floor Plan (proposed)
Drawing No: 15-035-324, rev G, dated 24-5-18 – Third Floor Plan (proposed)
Drawing No: 15-035-325, rev G, dated 24-5-18 – Fourth Floor Plan (proposed)
Drawing No: 15-035-326, rev D, dated 24-5-18 – Roof Plan (proposed)
Drawing No: 15-035-327, rev G, dated 24-5-18 – South and West Elevations (proposed)
Drawing No: 15-035-328, rev H, dated 24-5-18 – North and East Elevations (proposed)
Drawing No: 15-035-330, rev F, dated 24-5-18 – Axonometric View 1 (proposed)
Drawing No: 15-035-331, rev F, dated 24-5-18 – Axonometric View 2 (proposed)
Drawing No: 15-035-332, rev F, dated 24-5-18 – Axonometric View 3 (proposed)
Drawing No: 15-035-333, rev E, dated 24-5-18 – Axonometric View 4 (proposed)
Drawing No: 15-035-334, rev E, dated 24-5-18 – Axonometric View 5 (proposed)
Drawing No: 15-035-335, rev E, dated 24-5-18 – Axonometric View 6 (proposed)
Drawing No: 15-035-336, rev F, dated 24-5-18 – Perspective Views (proposed)
Drawing No: 15-035-337, rev F, dated 24-5-18 – Contextual Elevations (proposed)
Various Site Photos (internal and external)
As received by the Local Planning Authority 20 February 2026

Drawing No: 15-035-33, dated 22-12-24 – Elevations as Existing
Drawing No: 15-035-32, dated 22-12-24 – First Floor Plan as Existing
Drawing No: 15-035-34, dated 22-12-24 – Elevations as Existing (2)
As received by the Local Planning Authority 25 February 2026

The biodiversity net gain baseline and proposal assessment
Amended Application Form
Amended CIL form
The ‘Robin Ashley Architects LLP’ Materials Details (Ref: 15-035-200-D)
‘The Keen Partnership’ Design and Access Statement
‘The Kene Partnership’ Heritage Statement
Title Plan and Register
Drawing No: PP-14709069v3 – Amended Location Plan
Drawing No: 15-035-05, dated 24-5-18 – Elevations as existing (2)
Drawing No: 15-035-322, rev H, dated 24-3-26 – First Floor Plan (proposed)
Drawing No: 15-035-333, rev E, dated 24-3-26 – Axonometric View 4
Drawing No: 15-035-330, rev F, dated 24-3-26 – Axonometric View 1
Drawing No: 15-035-335, rev E, dated 24-3-26 – Axonometric View 6
Drawing No: 15-035-04, rev C, dated 24-5-18 – Elevations as Existing (1)
Drawing No: 15-035-321, rev H, dated 24-3-26 – Ground Floor Plan (proposed)
Drawing No: 15-035-310, rev E, dated 24-3-26 – Site Plan (proposed)
Drawing No: 15-035-332, rev F, dated 24-3-26 – Axonometric View 3
Drawing No: 15-035-324, rev G, dated 24-3-26 – Third Floor Plan (proposed)
Drawing No: 15-035-326, rev D, dated 24-3-26 – Roof Plan (proposed)
Drawing No: 15-035-328, rev H, dated 24-3-26 – North and East Elevations (proposed)
Drawing No: 15-035-334, rev E, dated 24-3-26 – Axonometric View 5
Drawing No: 15-035-323, rev H, dated 24-3-26 – Second Floor Plan (proposed)
Drawing No: 15-035-335, rev E, dated 24-3-26 – Axonometric View 6
Drawing No: 15-035-327, rev G, dated 24-3-26 – South and West Elevations (proposed)
Drawing No: 15-035-01, rev H, dated 24-3-26 – Site Plan as Existing
As received by the Local Planning Authority 24 March 2026

'The Keen Partnership' Design and Access Statement
Drawing No: 15-035-335, rev E, dated 24-3-26 – Axonometric View 6
Drawing No: 9481 PL-01, dated 2-4-26 – Location Plan
Drawing No: 15-035-326, rev D, dated 24-3-26 – Roof Plan (proposed)
As received by the Local Planning Authority 2 April 2026

'The Keen Partnership', Refuse Collection and Access Statement
Drawing No: 15-035-321 – Rev H (as marked up and provided on 11 May 2026) – Gound Floor Plan (proposed)
'The Keen Partnership', Crime Prevention and Security Strategy
As received by the Local Planning Authority 11 May 2026

Drawing No: 9481 PL-04.08 – Proposed South and West Elevations, dated 12-6-26
Drawing No: 9481 PL-04.20 – Proposed Dormer Detail, dated 12-6-26
Drawing No: 9481 PL-04.08 – Proposed South and West Elevations, dated 12-6-26
Drawing No: 0571-L1 – Landscape Proposals Plan, dated 11-6-26
Drawing No: 9481 PL-04.02 – Proposed Ground Plan
As received by the Local Planning Authority 12 June 2026

Drawing No: 9481 PL-04.08 – Proposed South and West Elevations, dated 18-6-26
Drawing No: 0571-L1 Rev A – Landscape Proposals Plan, dated 11-6-26
Drawing No: 9481 PL-04.02 – Proposed Ground Plan, dated 18-6-26
As received by the Local Planning Authority 18 June 2026

3.5. Community Infrastructure levy (CIL):
In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. The development would be CIL liable and the charge is estimated to be £77,560.06

4. Planning history

4.1 PL/22/0891 - Application for approval of details reserved by condition 3 (Construction Method Statement) of application 180876 (APP/E0345/W/18/3209051). Condition not discharged.

4.2 PL/22/0889 - Application for approval of details reserved by condition 3 (Construction Method Statement) of application 180876 allowed under appeal (APP/E0345/W/18/3209051). Condition not discharged.

4.3 PL/18/0876 - Demolition of public house (A4 use class) and erection of a part five/part four/part two building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (3 x 1 bed, 2 x 2 bed and 1 x 1 bed units. Appeal against non-determination, allowed at appeal.

4.4 *Officer Note: regarding the proposal for the redevelopment of the site allowed at appeal in 2019: following unsuccessful attempts to discharge the relevant planning conditions, and non-commencement of the development, this permission ultimately lapsed.*

<u>118a Oxford Road (the Richer Sounds building)</u>

4.5 PL/17/1173 (CLE) - Commencement of development in accordance with condition 1 of planning application references 130602 and 141780. Certificate given 11 September 2017 confirming development for the additional storey at Richer Sounds has begun.

4.6 PL/14/1780 - Additional floor to existing two storey retail unit and associated alterations to the front elevation without complying with conditions 4, 13 and 14 of planning permission 130602. Approved 30 March 2015. Permission has been lawfully commenced and could be completed at any time.

4.7 PL/13/0602 - Additional floor to existing two storey retail unit (re-submission of 12/01946/FUL) and associated alterations to the front elevation. Approved 3 July 2014. Permission has been lawfully commenced and could be completed at any time.

4.8 PL/12/1717 - Two storey extension above existing shop. Withdrawn 5 March 2013

5. Consultations

5.1. The following consultation response were received (summarised)

RBC Natural Environment

5.2. Provision a tree on a treed corridor and within an air quality management area is a welcome addition to the streetscene given the limited space available. The provision of soft landscaping and boundary treatments would protect from unauthorised parking which could damage planting areas which is helpful. Overall, the greenery would improve the street scene and the proposal would be a significant improvement on the current situation. Full landscaping details should be secured by condition.

RBC Transport Development Control Officer

5.3. Advises that the parking standards for the development would usually be one space per dwelling in line with the Revised Parking SPD. They have raised no objection to the proposed car free development however, as the site is within a heavily controlled parking zone, and the development would be subject to conditions restricting automatic entitlement to parking permits. Cycle parking provision is sufficient.

5.4. Some concern has been raised regarding servicing and delivery for the proposed ground floor unit, however acknowledging that the public house would have similar arrangements, Transport officers are content to apply a condition to secure details. Similarly, for waste management, officers accept that the existing arrangements for the public house are suboptimal, therefore in this instance, continued waste collection from the highway would be suitable and conditions would be applied to control this.

5.5. It is noted that a barrel delivery hatch is located along the Bedford Road elevation that will no longer be required. This hatch must therefore be removed and the footway reinstated which should be progressed byway of a Section 171 licence. This should also be secured by condition.

RBC Environmental Protection

5.6. The noise assessment is generally satisfactory in terms of the proposed residential properties. Clarification is sought regarding whether the noise levels on the quieter façade, where there is no mechanical ventilation proposed, are acceptable with regard to noise with windows open.

5.7. A condition is recommended to ensure appropriate noise mitigation between the ground floor and upper floors, and details of bin storage should be approved to ensure prevention of vermin ingress.

RBC Conservation Officer

5.8. Objects on the basis of the less than substantial harm to views in the Conservation Area and settings of nearby listed buildings. The Conservation Officer is not content that the benefits of the scheme outweigh the harm.

5.9. The Conservation Officer is of the view that the conversion and contemporary additions to the existing building should have been considered in the first instance.

Ecologist

5.10. RBC's retained Ecologist has confirmed that the findings of the bat roost assessment and emergence surveys are broadly in keeping with the previous surveys undertaken. There are however inconsistencies within the report which require addressing, including

submission as a pdf document. Once the amendments are made, RBC's Ecologist is likely to have no objections to the scheme.

5.11. The application does not include provision of wildlife-friendly landscaping, or biodiversity enhancements. Both would be required, and conditions are recommended to secure such inclusions and approve details thereof.

NHS Integrated Care Board – Berkshire, Oxfordshire, Buckinghamshire (NHS ICB BOB)

5.12. No response has been received at the time of writing, and any response received will be detailed in an Update report.

Thames Valley Policy – Designing out Crime Officer (DOCO)

5.13. The DOCO has raised concerns that insufficient information has been provided at application stage to demonstrate the requirements of 'Secured By Design' are met. This includes the need for:

5.13.1. Defensible space and clear distinction between the commercial and residential entrances

5.13.2. Access control arrangements (must include an audio/visual system;

5.13.3. Details of postage and delivery arrangements

5.13.4. Full details of refuse storage and collection details

5.13.5. Details of security standards for communal doorsets

RBC Leisure

5.14. RBC's Leisure Officers have advised that the lack of on-site communal or private open space would place additional pressure on existing play areas and public open space. They have made a request for £12,600.00 in accordance with Policy CC9 for improvements to open space within Abbey Ward to offset this additional demand on facilities.

RBC Waste

5.15. RBC's Waste Management Team have advised that on the bin storage requirements for both the commercial and residential elements of the scheme. Given Oxford Road is a Red Route, the Team have requested a written refuse strategy to ensure collection points and storage details are provided prior to commencement of the development.

Thames Water

5.16. Thames Water have commented that the site is within 15m of a strategic sewer and separate water main. They have requested a condition requiring no piling take place until a piling method statement has been provided and approved.

Reading Conservation Area Advisory Committee (CAAC)

5.17. We agree with the 2019 officer recommendation and PAC refusal, for the reasons given, of the previous proposal PL/18/0876.

5.18. It is eight years since the previous application was first submitted to Reading Borough Council. The wording of the Heritage Statement does not appear to have been updated since then.

5.19. Although PL/18/0876 was allowed on appeal, it is clear from the Inspector's report Para 12 that there was an expectation that further enhancements to the design would be made using an additional planning condition. This issue was highlighted by officers in a report on the appeal to PAC on 4 September 2019.

5.20. Since the appeal was decided there have been changes to the NPPF, Reading's Local Plan was adopted in 2019 and a revised Russell Street/Castle Hill/ Oxford Road Conservation Area (CA) Appraisal was adopted in 2020.

Public consultation

5.2 Three site notices were placed around the application site/ on Trinity Place. Three comments in support of the application were received.

5.3 No objections have been received from members of the public (at the time of writing) but any which are subsequently received will be reported to your meeting.

6. RELEVANT PLANNING POLICY AND GUIDANCE

6.1 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) which states at Paragraph 11 "Plans and decisions should apply a presumption in favour of sustainable development".

6.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character and appearance of designated Conservation Areas.

6.3 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). National Planning Policy Framework (December 2024, as amended).

6.4 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

The following chapters are the most relevant (others apply to a lesser extent):
Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 5 – Delivering a sufficient supply of homes
Section 6 - Building a strong, competitive economy
Section 7 - Ensuring the vitality of town centres
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance (2014 onwards)

Reading Borough Local Plan 2019 - Policies:

CC1: Presumption in favour of sustainable development
CC2: Sustainable design and construction
CC3: Adaptation to climate change
CC4: Decentralised energy
CC5: Waste minimisation and storage
CC6: Accessibility and the intensity of development
CC7: Design and the public realm
CC8: Safeguarding amenity
CC9: Securing infrastructure
EN1: Protection and enhancement of the historic environment
EN3: Enhancement of conservation areas

EN6: New development in a historic context
EN9: Provision of open space
EN10: Access to open space
EN12: Biodiversity and the green network
EN14: Trees, hedges and woodland
EN15: Air quality
EN16: Pollution and water resources
EN17: Noise generating equipment
EM3: Loss of Employment Land
H1: Provision of housing
H2: Density and mix
H3: Affordable housing
H5: Standards for new housing
H10: Private and communal outdoor space
TR1: Achieving the transport strategy
TR3: Access, traffic and highway-related matters
TR4: Cycle routes and facilities
TR5: Car and cycle parking and electric vehicle charging
RL6: Protection of leisure facilities and public houses
OU5: Shopfronts and cash machines
CR2: Design in central Reading
CR3: Public Realm in central Reading
CR6: Living in central Reading

Supplementary Planning Documents:
Affordable Housing SPD (2021)
Planning Obligations Under s106 SPD (2015)
Revised Parking Standards and Design (2011)
Sustainable Design and Construction (2019)
Design Guide for Shopfronts (2022)

Other relevant guidance/documentation:
Russell Street, Castle Hill, Oxford Road Conservation Area Appraisal (2020)
Reading Tree Strategy (2021)
Reading Biodiversity Action Plan (2021)
Reading Open Space Strategy (2007)
Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
Reading Housing Needs Assessment 2024
(Draft) Town Centre Public Realm Strategy
Appeal Ref: APP/E0345/W/18/3209051 - Battle Inn Public House, 2 Bedford Road, Reading, Berkshire RG1 7HS (PL/18/0876 (FUL))
Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for Planning Permission and Listed Building Consent.
English Heritage's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment".

Local Plan Partial Update
Local Plan (2019), the emerging Local Plan (Submission Draft 2025)

6.5 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. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025 and examined earlier this year. 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.

6.6 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.

6.7 Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that, other than Policy H1 (Provision of Housing) they remain in accordance with national policy and that the objectives of those policies remain very similar in the 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'. Policy H1 is out of date because the Council is not currently meeting its annual housing targets for general housing as calculated using the standard method in National Planning Practice Guidance (NPPG) (as required now Policy H1 is out of date) or for the provision of Affordable Housing.

6.8 At this time, the examination of the Local Plan Partial Update has not reached a significantly advanced stage, and therefore, the Local Plan Partial Update can be afforded very limited weight in the determination of this application.

6.9 It is noted that paragraph 11 of the NPPF states:
"d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance[7] provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination[9]."

6.10 Paragraph 11 is often called 'the tilted balance'. Footnote 7 referenced in i. above, includes 'designated heritage assets' which could include the nearby listed buildings, and the Conservation. Footnote 9 with regard to policies which must be given weight in determining adverse impacts refers to paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

6.11 Policy H1 of the Reading Borough Local Plan 2019 is over 5 years old, and the Council is unable to demonstrate a 5 year housing supply, currently demonstrating 3.55 years. As such, Policy H1 is out of date, and the tilted balance would be engaged, an assessment of the overall planning balance will form part of the conclusion of this report.

7. APPRAISAL

The main matters to be considered are:

a) Land use principles
b) Design & related matters: scale, massing, appearance and impact on heritage assets
c) Residential Amenity
d) Transport/ Parking
e) Environmental Matters
f) Natural Environment
g) Sustainability
h) Unit Mix
i) Affordable Housing
j) Accessibility

k) Mandatory Biodiversity Net Gain
l) Equalities impact

a) Land use principles

Loss of Public House Use

7.1 Paragraph 98 of the NPPF (2024, as amended) seeks that planning policies and decisions should … "plan positively for community facilities including public houses, and guard against the unnecessary loss of valued facilities and services".

7.2 The applicant has not provided any information to address the policy requirements of RL6 or paragraph 98 of the NPPF.

7.3 The pub use could resume at any time, with the site being in an established Sui Generis use. Reading Borough Local Plan 2019 seeks to protect public houses. Developments for the loss of a public house will not be permitted unless it can be clearly demonstrated that one of the below criteria of Policy RL6 is met.

7.4 However, the application site is located within the Reading Central Area as defined for the purposes of Policy CR1, though is located outside of the 'Central Core' as defined by Policy CR4. The Central Core is the prime focus area for major leisure, cultural and tourism development within the Reading Central Area. Regarding the loss of the public house policies, an assessment of the policy requirements are below:

"a. There is no need for this type of facility in this area

7.5 The application site is located within the Reading Central Area, and on Oxford Road. The ground floor commercial uses are interspersed with residential uses in this part of Oxford Road. Central Reading is home to a range of leisure uses and public houses, therefore, although the loss of a pub is always regrettable and would be noticeable as a component/compatible use on Oxford Road, in terms of the overall impact on facilities in central Reading, it would be limited.

b. The function of the facility can be adequately fulfilled by an existing facility, or a facility proposed as part of the development, where that facility would be at least as accessible to the same catchment;

7.6 Policy RL6 includes a strong presumption in favour of retention of public houses, particularly where they are the only facility within a Centre. The application site is within Reading Central Area. By virtue of this, the catchment for the existing public house would be provided with the town centre facilities which are the primary focus for leisure uses.

c. Unless the site is a sports or recreation facility, the impacts on amenity of residents or on crime and security of retaining the facility could not be dealt with through other measures, and would be so severe as to outweigh the benefits to the wider community of retaining the facility.

7.7 It is acknowledged that the site's most recent operators have resulted in anti-social behaviour (ASB) issues, however, this is most likely to be as a result of poor management. The nearest residents to the site are to the north, within the RBC housing site at Trinity Place. Noise could be managed through operating hours, including offsite noise which can influence the granting of, and continuation of a license. It is presumed within the NPPF that other regimes are working effectively, and the continued operation of a public house would be required to hold a license. As such, there would be appropriate measures that could enable control of impacts of the continued use of the site as a public house.

7.8 Overall, whilst there would be limited impact on the vitality of the Oxford Road streetscene with the loss of the pub, this is not considered to cause a policy objection in relation to Policy RL6 given that the market continues to suitably supply pub, bar and other uses in the town centre generally.

Provision of housing

7.9 Paragraph 119 of the NPPF states that, *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land."*

7.10 Local Plan Policy H1 sets out the pressing need for housing in Reading and the surrounding area. It goes on to identify that the appropriate use of previously developed land is an important way of meeting the housing needs in Reading. It is acknowledged that Policy H1 is currently considered to be out of date, and that, in accordance with the NPPF 'standard methodology' that the Borough's housing needs would be 997 dwellings per annum, albeit that the draft local plan review seeks to justify an alternative methodology for the calculation of housing need at 825 dwellings per annum. In addition, the Borough is currently only able to demonstrate 3.55 years of housing land supply, some way short of the five-year housing land supply required. It is expected, upon adoption of the Local Plan Partial Update, that the Council would be able to demonstrate 5.06 years of Housing Land Supply.

7.11 Policy CC6 (Accessibility and the Intensity of Development) states: *"The scale and density of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations."*

7.12 The development is considered to be in a suitable location for a mixed-use, residential-led development. The provision of additional dwellings would provide a benefit in terms of meeting an unmet five-year housing land supply. The site is an appropriate location for residential development, it would redevelop a brownfield site, therefore the proposal is considered acceptable in principle, and a detailed planning balance would be considered below in the conclusion section.

Non-residential ground floor use

7.13 The proposal includes the provision of a new ground floor Class E use. No specific use has been put forward and the future occupier is not known. Class E allows for the use for:

"(a)for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
(b)for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
(c)for the provision of the following kinds of services principally to visiting members of the public—
(i)financial services,
(ii)professional services (other than health or medical services), or
(iii)any other services which it is appropriate to provide in a commercial, business or service locality,
(d)for indoor sport, recreation or fitness, not involving motorised vehicles or firearms [F51or use as a swimming pool or skating rink], principally to visiting members of the public,
(e)for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
(f)for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
(g)for—
(i)an office to carry out any operational or administrative functions,
(ii)the research and development of products or processes, or
(iii)any industrial process"

7.14 The application site is located within the Reading Central Area. Policy RL1 seeks that the vitality and viability of the central area is maintained and enhanced. This specific area is characterised by the ground floor uses along Oxford Road which contribute towards street-level activity and the aim of the town centre in providing part of the '18-hour' economy as encouraged by Policy CR5. Policies RL1 and CR4 of the local plan are considered to

support additional ground floor commercial uses. Policy CC7 also seeks to ensure development enhances the character of the area in which it is located. Part of the character of the area in this portion of Oxford Road, is the active street presence of uses.

7.15 It is noted that the provision of indoor sport, recreation or fitness, as well as the provision of a creche or day nursery may result in impacts on neighbouring sites, or impacts on residential uses above. As such, part d and f are sought to be removed from the uses allowable at ground floor by condition. A separate planning application for such uses would be required, and would need to demonstrate their suitability.

b) Design & related matters: scale, massing, appearance and impact on heritage assets

7.16 Policy CC7 states that "all development must be of high design quality that maintains and enhances the character and appearance of the area, including architectural detailing and materials, and be visually attractive as a result of good high quality built forms and spaces". The NPPF states that planning policies and decisions should ensure that developments "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)". The proposed development involves a number of aspects which will be addressed individually.

7.17 Policy CR2 requires development to demonstrate the following attributes:

"a. Development will build on and respect the existing grid layout structure of the central area, providing continuity and enclosure through appropriate relationships between buildings and spaces, and frontages that engage with the street at lower levels, and contributing towards enhanced ease of movement through and around the central area;

b. Development will provide appropriate, well designed public spaces and other public realm, including squares, open spaces, streetscape, utilising high quality and well-maintained hard and soft landscaped areas, and public art, that provide suitable functions and interest, sense of place and safe and convenient linkages to adjoining areas;

c. Development should consider and, where possible, include ways of providing green infrastructure designed into the development, for instance through roof gardens, green walls and green roofs, to enhance the otherwise very urban environment;

d. The architectural details and materials used in the central area should be high quality and respect the form and quality of the detailing and materials in areas local to the development site;

e. Development and any associated public realm should contribute to the diversity of the central area, be capable of easy adaptation over time to meet changing circumstances, and be designed to enhance community safety; and

f. Development should be designed with consideration of adjacent development sites, and should not prevent or cause unreasonable burdens on the future development of those sites."

7.18 Policies EN1, EN3, and EN6 of the Reading Borough Local Plan (2019), and paragraphs 11 and part 16 of the NPPF (Conserving and Enhancing the Historic Environment) seeks to define and protect heritage assets. Paragraph 215 states:

7.19 "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

7.20 In addition, the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character and appearance of designated Conservation Areas.

7.21 The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place. The interest may be architectural or historic, as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 Section 1. *"Significance derives not only from a heritage asset's physical presence, but also from its setting." (NPPF, 2024)*

7.22 It is noted that the NPPF seeks that LPAs should require an applicant to describe the significance of any heritage asset affected by development, including any contribution made by their setting. It is also noted, as per CAAC's comments, that the application has been supported by a heritage statement which dismissed the need for an assessment of harm with regard to the Conservation Area. Though this is not accurate, the lack of detail on behalf of the applicant is not a reason in itself to refuse the application, as an assessment is made below of the impacts on heritage assets. It is noted that Reading Conservation Area Advisory Committee (CAAC) have objected to the application on the grounds summarised in 5.16-5.19 above.

7.23 The building itself, although in poor condition, is nonetheless of pleasing proportions, approximately 130 years old and therefore Victorian. As such, it is itself a Non-Designated Heritage Asset (NDHA). The impact on the Assets to consider are therefore the NDHA, the Conservation Area and the settings of the nearby Listed Buildings. In all cases in discussing these impacts below, the relative quality of the proposed architecture needs to be borne in mind.

7.24 The application site relates to a two and a half storey Victorian building, converted into a public house some 90 years ago, which lies to the north of Oxford Road within the settings of Grade II listed buildings; 120 and 122 Oxford Road (List no: 1302871) 149-169 Oxford Road (List no: 1113546), 171-177 Oxford Road (171-177 Oxford Road, List No. 1156337), Church of the Holy Trinity (List No. 1113550) and the Castle Hill/Russell Street/Oxford Road Conservation Area with buildings of townscape merit at 145-147 Oxford Road, as illustrated below (figure 9). The building faces onto two road frontages, being Oxford Road to the south, and Bedford Road to the west. To the Bedford Road frontage the site can clearly be read as two 'dwellings', with a taller section to the corner, the existing building is built to the edge of the footway. To Oxford Road, the building presents a gable end wall, with a windows facing the street, including in the loft accommodation, it includes a two-storey outrigger style extension, and a further single storey extension which attaches to the neighbouring 'Richer Sounds' building. The site also includes a small single-storey extension projecting towards Oxford Road. To the forecourt on Oxford Road, the site is laid with paving for the entirety, with a small fence and slope upward from the footway. The Pub sign is in place on the Oxford Road frontage, and a timber post and rail fence encloses the former outdoor seating area.

Figure 6 - The application site (circled in red), listed buildings (purple starred), buildings of townscape merit (green), and the Castle Hill/Russell Street/Oxford Road Conservation Area (purple shaded

7.25 The Conservation Area Appraisal (CAA) addresses the significance, and quality of Oxford Road within the locality of the application site. Whilst not within the Conservation Area (CA), the CA encloses the site (and neighbouring site) on three sides, as such the implications of the development on the CA are amplified. The CAA describes the portion of Oxford Road, from the IDR to the Tilehurst Railway bridge as of significance for the following reasons: The area is vibrant, with an active pedestrian and traffic route, with an array of independent shops reflective of the area's diverse communities. The CAA describes the area as a streetscape of 2-and 3-storey building with a mix of impressive Georgian terraces and stand-alone houses interspersed with Victorian shops and houses along the route, forty of which are listed (either singly, or as a group). Exceptional and noteworthy features of buildings along the route include Arts and Crafts references, polychromatic brickwork, and terracotta façades and embellishments. It should be noted that Castle Hill/Russell Street/Oxford Road Conservation Area is on Historic England's 'Heritage at Risk' List due to its condition.

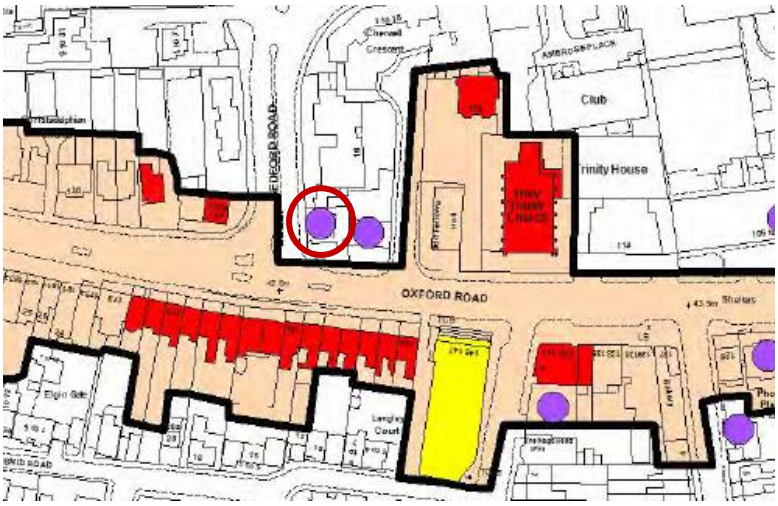


Figure 7 - Historic Environment - Relevant heritage assets in the immediate area of the application site (from the conservation area appraisal, page 57)

7.26 The CAA notes a regrettable combination of ad-hoc alterations and poorly maintained public realm as a distracting discordance in the area. It also notes that modern buildings have failed to respect the CA's character, and a clash of modern materials with historic materials detracts from the historic character of the area. The application site itself is one that the CAA specifically identifies as a site or building with an opportunity for improvement. The CAA also identifies that some trees have been planted along Oxford

Road, and that this should be extended along the route. The most common material type along this area is red brick, with some polychrome brick and terracotta embellishments, and stucco render is common on many buildings. Roofs are almost entirely slate. It is noted at paragraph 6.2.6 of the CAA that, negative features of the conservation area include: "The modern intrusions along the north side of the Oxford Road, included or not within the proposed Conservation Area boundary." As such, modern buildings, when proposed to be delivered on sites such as this, must be of a high quality to respond to and enhance the Conservation Area.

7.27 Whilst the existing building is outside the boundaries of the conservation area, in terms of its form, historic architectural features and appearance, it confirms to the 'building types and forms', 'materials, styles and features' of the properties within the conservation area. It is noted that the appeal case allowed the demolition of the building, and considered that the existing site was not contributing positively to the conservation area. It should also be noted that the Conservation Area boundary has extended, primarily through its extension north of Oxford Road (though it excludes properties in poor condition and those of poor architectural quality). This is therefore a recognition that redevelopment of this site needs to be more sensitive to the adopted conservation area, now its extent has been extended in the area of the application site.

7.28 Reading Borough Council has produced a draft Town Centre Public Realm Strategy (TCPRS) (2024), which is expected to be adopted on 23 June 2026, ie. before your meeting. It aims to, *"set forth a comprehensive vision aimed at transforming the town's public spaces into pleasant, accessible, and sustainable environments that can support the town's growing population and economic development"*. The TCPRS includes Oxford Road up to at least Bedford Road (so this includes the application site frontage). Within the TCPRS, there is a specific section of the vision for Oxford Road. The TCPRS states that: "It currently feels disconnected from the town centre and doesn't feel like a high street. It is traffic dominated, cluttered, lacks green infrastructure and doesn't offer a pleasant or comfortable setting for people to walk or cycle." The strategy identifies a number of improvements to public realm in this area, which includes:

- A reduced width of carriageway to increase footpath widths on both sides of the road;
- Rationalised on-street parking or delivery bays;
- Tightening of junctions to reduce crossing distances and enhance pedestrian comfort;
- Retained forecourt areas for local businesses and community uses;
- Formalised crossing facilities approximately every 100-150m;
- Introduction of planting beds within the carriageway and pedestrian footpaths;
- New tree planting

7.29 The existing building on the site is in a current state of disrepair, and has been for some time. The building is the last remaining two Victorian terraced properties from the row formerly fronting Bedford Road. The two-storey portion on Bedford Road reflects the historic heights along this portion, although it is now significantly lower than the adjoining four-storey Trinity Place. The proportions of the present building in terms of height, is unobtrusive within the streetscape, and steps appropriately up toward the corner of the site. The section fronting Oxford Road, being a flank wall of a former end of terrace dwelling, is of a comfortable height compared to the properties opposite within the Conservation Area. As an original pair of Victorian terraced buildings, the façades have traditional proportions of window openings with a simple sill to the bottom. These are not as detailed as the Georgian terraces or detached buildings elsewhere along Oxford Road, which include richer detailing such as larger windows with timber sashes, grander arches, and decorative lintels. The building has also undergone refurbishment post-2009 where unfortunately, all the timber windows were replaced with uPVC.

7.30 Due to disrepair coupled with the various alterations to the building (including loss of historic fabric, modern materials and a poor quality single-storey extension to the Oxford Road frontage), it is reasonable to conclude that the building in its current condition continues to detract from the appearance of the Conservation Area. However, this consideration should

be tempered by the general good practice approach that Heritage Assets should not be devalued within a planning assessment merely because they have been left to degrade. Paragraph 209 of the NPPF states that, “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated stated of the heritage asset should not be taken into account in any decision”.

7.31 The previous allowed on appeal scheme lapsed in July 2022 and is therefore not a material consideration; nonetheless some conclusions from the Inspector in that decision are likely to have continued relevance to the current proposal. The Inspector disagreed with the Council’s opinion at the time that the (existing) building was making a positive contribution to the Streetscene:

“8. … The public house reflects the historical development of the area, as a mid-19th century building. Whilst it has some similarities to the scale and form of some nearby older buildings, it is not a fine example of its type and has no special architectural detailing in comparison with the nearby listed buildings from the same era. It is also vacant and in poor condition. To my mind, it currently makes a negative contribution to the appearance of the street scene. However, the Council have not objected to its redevelopment or to the proposed mix of uses. Their concern relates to the forward siting of the building on to Bedford Road in association with its massing and design.”

7.32 Again, although the previous appeal is not a material consideration, the Inspector was clearly not entirely content with the quality of the architecture being proposed either:

7.33 It is notable that officers prepared a follow up report to PAC after this appeal decision, concerning the inclusion of strange wording by the Inspector. This condition read:

“No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development and drawings showing the detailed design and final appearance of walls and the roof have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples and detailed drawings.”

7.34 It was the opinion of officers and PAC that the design was not good enough and the Inspector decided that some kind of further design improvement could be secured by condition. The proposal this time, in terms of the building itself, is very similar. The proposed development includes the provision of a stepped building across the application site. At its lowest point, to the north, the proposal would be two-storeys in height with a flat roof (proposed with a green roof). The building is proposed to be built of a matching red brick (proposed to ‘match context’), behind a parapet. To the corner of Bedford Road and Oxford Road, the proposal would be three storeys in brick, with a steeply pitched ‘mansard’-type roof above, punctured to the front by dormer windows, and also includes two roof lights to serve a rear bedroom. The window detailing at first and second floor continues across and around the building at this level. To the east, the building steps upward to a fourth-storey in brick, with smaller windows to the front elevation at this level. Finally, atop the eastern portion, the proposal includes another steeply pitched mansard roof portion, with four front facing dormer windows. This mansard roof is also shown as containing a green roof.

7.35 In quantifying the level of harm to Heritage Assets, the Conservation Officer advises that by virtue of its height, scale and massing, the proposal would result in ‘less than substantial harm’ to views within the conservation area and to the settings of nearby listed buildings. This is particularly given that the part four- and part five-storey form on Oxford Road would be noticeably taller than the prevailing two-storey buildings with basements. Officers therefore acknowledge that there is harm, but this is considered to be at a low level. While the window ratio reflects that of the historic context, the use of multi-pane fenestration and the inclusion of dormer windows within mansard roofs, features uncharacteristic of the Conservation Area. This would contrast, to a certain extent, with the simpler architectural style of more recent surrounding buildings, such as Bond House.

7.36

Figure 8 - Site between Holy Trinity and 104-112 Oxford Road

7.37 The design details would include red brick, timber framed shopfront windows and doors, front boundary treatments (brick), powder paint coated metal windows above ground floor, a natural slate mansard roof, and lead-faced dormer windows. The ground floor includes two glazed portions to the shop front, and two glazed portions to Bedford Road. The forecourt is divided into two portions by matching boundary treatments and landscaping, with a separate ground floor entrance to the residential above at the eastern end.

Figure 9 – Proposed Road Frontage Elevations

7.38 The proposed development would be sited on the same footprint as the existing building, being built up to Bedford Road to the west, and set back from Oxford Road, slightly behind the Richer Sounds Building to the east (around seven metres at its furthest point from the edge of the footway). The footprint of the new build, over a very similar footprint to the existing, would not be specifically objectionable, subject to the detailed assessment elsewhere in this report.

7.39 In architectural terms, a building can extend upward to a corner, to be a landmark, although this proposal does not present with a taller corner portion. The stepping of the building in itself draws some design cues from the existing building, which steps a mid-terrace dwelling up to a end-of-terrace dwelling. Opposite the site, former detached three-storey and basement buildings have been infilled with three-storey buildings, or extensions (i.e. 103-105 Oxford Road). Therefore, stepped, and somewhat ‘unexpected’ building heights are a feature of the Conservation Area and immediate surroundings. To Oxford Road, the proposal would respond to this design approach by providing a block of three-storey with mansard roof building and a double length block of four-storey with mansard roof as attached. The common window portions for the most part, link the building, and provision of smaller windows at fourth-storey delineate the sections.

At two-storeys to the rearmost portion, the height is considered to be in keeping with the character of the area and not objectionable. For the four-storey and five-storey portion of the building, this would be noticeably taller than prevailing building heights for the area. The mansard roofs, whilst softening the bulk and height as would be viewed from street level, would be an uncommon feature in the historic buildings within the area. However, they are a feature of a recent development to the immediate east of the Holy Trinity Church (114 Oxford Road). The Richer Sounds building is a tall two-storey building which could also be extended under the extant permission, which is a material planning consideration. Should the development of Richer Sounds be completed, the building height would be 10.23m. The Trinity Place building to the rear of the site is a maximum height of around12m. The proposed building height would be a maximum of some14.8m. More logically, in streetscene terms, the building height may have extended upwards towards the corner, and stepped down to meet the Richer Sounds building, creating a stronger landmark statement on the street corner.

7.40 The existing forecourt of the building is laid entirely with paving slabs and was used for outdoor seating for the pub. It is also enclosed with a poor-quality post and rail timber fence and is currently used for informal parking. The proposal as revised, includes the provision of an enclosed frontage and soft landscaping, including a tree, and areas of planting, predominantly focussed to the eastern end of the site.. The applicant has stated that there are no existing services which would interfere with the proposed landscaping and has indicated new services routes (though only for the residential element).

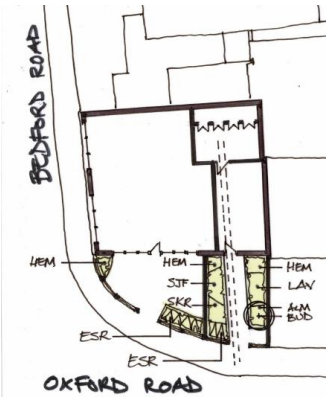


Figure 10 - Landscaping Plan - Forecourt

7.41 The proposed landscaping to the frontage, paired with the boundary treatments , shown as a brick wall with metal railing, though officers have requested amended plans to show a simple metal railing instead of trying to replicate the historic front walls. Together, these would soften the appearance of the site, and also take the opportunity to improve the Oxford Road frontage compared to the existing and neighbouring pattern of hardstanding/parking (which both detract from the appearance of the area). The provision of a hedge for a portion of the frontage, with a tree toward eastern end is a positive inclusion which softens the streetscene and helps to achieve the aims of the Public Realm Strategy. Beyond those, the proposal shows mixed species shrubs along both sides of the residential portion. It would be necessary to ensure that conditions are included on any permission to secure full details of planting and management for a minimum of five years to ensure that planting is successful, and confirm species selection and size. The provision of appropriate boundary treatments to prevent vehicular access, as well as providing a softer and improved appearance towards the Conservation Area is considered appropriate, and full details will be secured.

7.42 In conclusion on design and heritage considerations, officers advise that with focus on the detailed architectural finish (materials, window reveals and other elements) of the building itself, coupled with the improvements to the public realm (forecourt, wall/railings, landscaping and a new tree) the overall impact on the streetscene is considered to be positive and this would overcome the minor, acknowledged negative impacts on heritage assets.

Residential Amenity

7.43 Policy CC8 (Safeguarding Amenity) states that "Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties." Policy H5 (Standards for New Housing) sets standards for new housing, including internal space requirements for new build housing.

7.44 Policy H10 (Private and Communal Open Space) requires new dwellings to be provided with functional private or communal open space, with flats being suitable for provision of balconies or roof gardens as open space.

Impact on Neighbouring Amenity

7.45 The proposed development is within close proximity of existing residential uses at Trinity Place. At the nearest point, it is approximately 5.8m from Trinity Place, at two-storeys, and 12.4m above three-storeys. Facing towards the application site are a large number of windows, (two on each floor facing directly south, and two on each floor which are within the corner of the building. The two windows facing directly south serve kitchens in each unit, and the corner windows serve living rooms. At ground floor, an office is nearest the application site.

7.46 Due to the proximity of the proposal, there is the potential for overlooking between the proposal and the existing habitable rooms (kitchen and living rooms), as well as potential for overbearing associated with the proposal, there may be an impact on outlook from these windows too. With regards to overlooking, the proposal would include three high-level windows on the second floor, which serve bedrooms and bathrooms (at around five metres from the existing windows). Six high level windows serve the third-storey two-bedroom flat, with three high level windows for the fourth-floor flat (around12.4m from existing windows). No windows are proposed to face rearwards in the proposal within the mansard roof portions of the building (including the fifth storey). The access stairs include a window per floor for lighting which face to the rear (north). The location, and height of windows, as well as the fact that they would serve bedrooms would mitigate any negative impacts associated with the proposal in terms of potential overlooking. The small windows, in tandem with the staircase windows, may give some perception of overlooking to the neighbouring building, however the use of the stairs would be intermittent. The likelihood of persons lingering to look out of bedroom windows would also be limited, as these windows are small, and privacy would likely be sought by users of these bedrooms.

7.47 In terms of overbearing impact, the proposed two-storey element would be located within five meters of adjoining windows. The existing building is also two storeys, with a pitched roof at the same distance, measuring 5.14m at eaves level and 7.9m at the ridge. The proposed building would have a height of 6.6m along most of the boundary (approximately 12.7m in length). By comparison, the existing building is only 7.8m deep, although it includes a 3m-high boundary wall along its full length. Due to its increased height and length, the proposal would appear more dominant than the current structure. The greatest impact would be experienced by the nearest resident at first-floor level in Trinity Place. The new building would be positioned 5m from their windows, including a primary kitchen window, and would appear more overbearing than the existing situation (see figure 11 below).

Figure 11 - 3D view showing proximity of built form

7.48 The affected windows serve a kitchen and a secondary living room outlook, which are generally less sensitive to reduced outlook compared to primary habitable room windows. Therefore, there is considered to be an overall moderate impact and not enough to justify a refusal on this point.

7.49 In terms of outlook, the main affected dwelling would be the first floor south facing window that are used as a kitchen and living/dining room facing the development. The kitchen would be more adversely affected, as it would be the only window serving the room, whereas the dining/living room would have a corner window with a secondary outlook. Importantly, it should be noted that outlook in a planning context is not the same as a view. The outlook from the existing windows would be subject to a new relationship to the application site. A flat roofed and long brick wall would now be visible at a distance of around five metres. Although only a moderate separation distance, officers advise that this would not adversely affect outlooks from the windows that would be considered so harmful to the outlook of residents as to warrant a reason to refuse the application. The second floor would be higher than the proposed second storey height, and therefore would have a moderately improved outlook due to the removal of the higher pitched roof which is currently experienced.

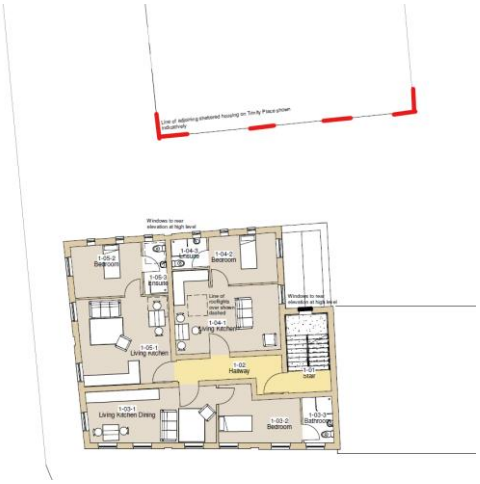


Figure 12 - Second-storey plan showing location of existing windows on Trinity Place

7.50 The proposal is located on the southern side of the Trinity Place development. There would be the potential that the development could affect the provision of daylight/sunlight on existing residents of that development. Particularly at the lower levels, the proposal would

interfere with direct sunlight reaching the habitable windows on the southern side, which would worsen in the winter. However, due to the separation, and height of the proposal it is likely that sufficient daylight would be retained. The scale of the building, and the location as well as orientation relative to the path of travel of the sun, would result in some reduction in daylight/sunlight on Trinity Place.

7.51 It is noted that no daylight/sunlight assessment accompanied the application. However, a daylight/sunlight assessment was submitted to support application PL/18/0876. It was acknowledged in that assessment that there would be some reduction of daylight/sunlight to the lower floors of Trinity Place. The proposal would be taller than the existing buildings, and taller than the approved extension at Richer Sounds. It would inevitably result in some loss of daylight and sunlight to existing habitable windows. Given the separation distance of the tallest element of the proposal, and the orientation of the site, being south-south-west of Trinity Place, the proposal would result in loss of light in the afternoons primarily, worsened in the winter months. This is considered a negative element of the scheme with impacts on neighbouring premises.

Figure 13 - Relationship between proposal and Trinity Place (Oxford Road to Left)

7.52 In summary, although there would be some impact on daylight and sunlight to existing residents, this is not uncommon within a dense urban setting, and within the town centre, and due to the use of the windows (kitchen, and secondary window to a living room/dining room) is not considered to result in significant determinantal impact on existing residential amenity.

Amenity for Future Occupants

7.53 The proposal includes three 1-bed dwellings at second-storey, two x 2-bed at third and fourth-storey and a 1-bed flat at the fifth-storey. The flats are mostly dual aspect (with the exception of the top floor 1-bed flat), with at least 1 window facing a different direction as can be seen below.

Figure 14 - Floor Plans showing flat layouts

7.54 The flats which would be facing Oxford Road are all provided with windows facing due south (up to six windows per flat). These flats are provided with good outlook, daylight and sunlight, and the south-facing windows would not result in any privacy concerns.

7.55 To the second-storey, two flats are facing north, with a dual aspect facing east and west respectively. On the north elevation, these flats are to be provided with three high-level windows each (for bedrooms and ensuites), and side-facing windows. Each contains a roof light within the flat roof above. Through the number and orientation of windows and roof lights, each of these flats would be provided with a good amount of daylight and sunlight. With regard to outlook, the flat which fronts Bedford Road includes three windows facing west, this would give a good amount of outlook and would be reasonable, albeit across a busy road junction. The flat to the north, which looks out east, would have views over the carpark of Trinity Place, as well as onto the rear wall of Richer Sounds, and the stairwell of the proposal. This would be a reasonably poor outlook, being the immediate outlook onto hardstanding and parking areas. Though, as a town centre site, it is fairly common that outlooks from certain flats maybe limited to views of the sky and onto other service areas, and in that respect, the overall outlook levels of the development would not be harmful.

7.56 To the rear, there would be the potential for overbearing of the development by its proximity to Trinity Place, although this would be primarily through smaller high level, and secondary windows. As such, is not considered to result in unacceptable overbearing on new residents. The same windows could result in privacy concerns for all flats, though similarly, as high level windows, mostly serving bedrooms, which have alternative sources of light, would not have a significant impact upon privacy of residents.

7.57 With regard to Policy H5, all new development outside of the Reading Central Area should be constructed to meet the Nationally Described Space Standards (NDSS). The proposed 1-bed units measure 1 x 32m^2; and 3 x at around 40m^2'; and 71m^2 for the 2-bed flats. The NDSS states that 1-bed 1-person flats should measure 39m^2 (or 37m^2 where a shower room is included), it also details the size requirements for bedrooms. A 2-bed 4-person flat under the NDSS should measure 70m^2. The second-storey 1-bed flats all meet the NDSS, including providing compliant bedrooms. The third and fourth-storey 2-bed flats meet the NDSS and include compliant bedrooms. The fifth-floor 1-bed flat, would fail the NDSS, and be 5m^2 short of the requirements. Whilst Policy H5 excludes Central Area development from compliance with the NDSS, the LPA generally expects these standards to be met, the market also generally meets these standards as smaller flats would thereafter fail to compete with prior approval schemes which must meet those standards. Though not explicitly non-compliant with Policy H5, the small flat would fail to provide a good level of amenity, in terms of its floor area, which would weigh against the proposal.

7.58 The proposal does not include any on-site open space, either private or communal. Policy H10 requires all development to provide open space to meet the needs of the development. Given the proposal would not provide any open space, it would not be meeting the needs of the development contrary to Policy H10. This would result in increased pressure on existing public open spaces as a direct result of the development. Policy CC9 outlines that development will only be permitted where any impacted or required infrastructure, services, resources, or amenities are provided through direct provision or appropriate financial contributions.

7.59 The site is within the Reading Central Area which includes some green spaces (such as Forbury Gardens). It is not uncommon that a scheme in this location would have limited communal open space, however these schemes are generally closer to open space. The nearest is the recently improved Victoria Recreation Ground. RBC's leisure officers have been contacted for comment and advised that a contribution in accordance with Policy CC9, to make improvements to local open space due to the increased pressure on that open space would be necessary to make the development acceptable. A contribution of £12,600.00 has been advised by RBC's Leisure Officers on the basis of the cost of providing improvement to local open space. The applicant is agreeable in principle to this contribution and further discussion of this matter will be set out in an Update report.

7.60 In conclusion, the proposal would be able to provide suitable amenity to future occupants.

Transport/Parking

7.61 Policies TR1 (Achieving the Transport Strategy), TR3 (Access, Traffic and Highway related matters), and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking related matters relating to development. The Council's adopted parking standards SPD would seek a maximum parking provision of 1 parking space per dwelling and a minimum requirement of 0.5 cycle spaces per dwelling.

7.62 The application site, being within the Reading Central Area is highly accessible, Reading West Station is some 500m to the west, high frequency bus routes serve Oxford Road, and walking to the Town Centre or local convenience and food shops for daily needs are readily available.

7.63 The application site currently does not have lawful access for cars. It is evident on site that vehicles have been using the land, though it is not clear if this is related to the building, or is unauthorised trespassing. In addition, at a recent site visit, a ~1.8m high timber fence has been erected between Richer Sounds and the application site (potentially to stop unauthorised vehicle movements over the Richer Sounds site). It is not clear who has erected this fence, however this matter will separately be referred to planning enforcement for investigation, as a fence can only be 1m where adjacent to a highway when complying with permitted development rights.

7.64 The proposal does not include any on-site parking, and front boundary treatments are proposed to enclose the frontage which would restrict any unauthorised parking. The proposal includes 3 no. cycle stands to the front of the commercial unit, and provision of 6 no. cycle stands within the residential portion of the building (1 per flat).

7.65 A car free development in this location is considered acceptable, and the provision of 1 secure cycle space per dwelling is considered entirely reasonable based on a car free development. As such, the proposal would not result in any highways impacts, and would mitigate the opportunity for unauthorised vehicle movements onto the site through boundary treatments, the non-provision of parking, and overprovision of cycle parking is considered acceptable.

7.66 It is noted that a cellar door exists on the Bedford Road frontage (within the highways area). It is not clear on how this will be removed, or what would be required to make good the footway. Separate approvals would be required from RBC's highways department, and any further details of what approvals, or agreements would be required will be provided in the Update report.

7.67 Overall, the proposal is considered to be suitable in terms of transport and parking matters.

Figure 15 - Cellar door on Bedford Road frontage

Environmental Matters

7.68 Policy CC8 (Safeguarding Amenity) and EN16 (Pollution and Water Resources) require development to not cause a significant detrimental impact to the living environment of existing or new residential properties. The application site is adjacent to a busy road junction, where cars would idle and cause potential noise and air quality impacts.

7.69 A noise assessment was submitted with the proposal which states that the proposal would not cause disturbance to future residents of the scheme. RCB's Environmental Protection Officers has sought clarification whether the noise levels of the proposed flats would be met with open windows, an update report will provide the response and comments.

7.70 Given the mixed-use development, and ground floor Class E unit sought by the applicant, a condition requiring a noise assessment prior to commencement of the development is recommended to ensure that noise between the ground floor and first floor would meet the appropriate noise attenuation standards.

7.71 Noise and disturbance matters will also be included in a construction method statement conditions. A condition is also considered necessary to secure details of bin storage areas to manage potential for rats to infiltrate waste bins and areas.

7.72 The application site is within an Air Quality Management Area (AQMA). The air quality assessment submitted with the application demonstrates that the relevant air quality objectives would be met within the proposal (i.e. NO_2, $PM_{10,}$ $PM_{2.5}$ concentrations). As such, the recommended mitigation from this report will be ensured by condition.

7.73 Therefore subject to the conditions described about, the proposal is suitable in terms of environmental standards.

Natural Environment

Trees and landscaping

7.74 The application site is currently devoid of any significant vegetation, by virtue of its built form, plot coverage and past uses. As noted within the report above, landscaping has been proposed within the site, and would improve the appearance of the Oxford Road frontage, as well as the provision of green roofs on the building (although precise details of this are awaited at the time of writing and this matter will be discussed in the Update report). The landscaping details are indicative, and appear to not consider existing services, or proposed services for the commercial units, full details will be secured by condition and are considered acceptable.

7.75 The site is located on a designated treed corridor in accordance with the Council's Tree Strategy (2021). In addition, the TCPRS seeks to encourage greening of the Town Centre, including the Oxford Road (including a focus on the narrowing of roadway, and provision of kerb build-outs with planting). These two Council documents provide a strong emphasis on creating high quality environments fronting the public realm, and increasing tree canopy within the Borough. The provision of suitable boundary treatments to enclose the front garden and mitigate unauthorised carparking, the provision of a tree within the forecourt of the site, and mixed shrubs and hedging would be a positive contribution to the area, as well as the Conservation Area. As such, would be considered reasonable, subject to conditions to secure full details to ensure implementation and successful establishment and maintenance.

7.76 On this aspect, the proposals represent an improvement in greenery/streetscene terms, for the benefit of the local area, which also helps to mitigate the impact of the development.

Ecology

7.77 Policy EN12 requires that all development should not result in a net loss of biodiversity. The applicant has submitted initial information to demonstrate no net loss as a result of the development, and biodiversity enhancements would be secured by condition (i.e. integrated bat and bird features).

7.78 With regard to bats, and protection of habitats, a bat survey was submitted with the application, RBC's Ecologist has confirmed that the survey appears to be undertaken to a reasonable degree, although there are some inconsistencies/errors within the submission that require addressing. These are not considered to be fundamental to the assessment of the application, and an updated version would correct typographical errors, and inconsistencies that would not affect the conclusions of the report. The update report is expected to be able to clarify that these amendments have been made.

Sustainability

7.79 The overarching sustainability policy, Policy CC2 requires proposals for new development to reduce the consumption of resources and materials. Policy CC2 requires proposals for minor non-residential development to meet a BREEAM 'very good' standard. Policy CC3 requires all development to demonstrate how they have been designed to incorporate measures to adapt to climate chance, including, use of trees and planting, provision of green roofs.

7.80 Policy H5 requires new build housing to be built to the higher water efficiency standard under regulation 36(3) of the Building Regulation. It also required all dwellings to be built to a 19% improvement on the dwelling emission rate over the target emission rate within the 2013 Building Regulations, however by virtue of being built to current Building Regulations requirements, would automatically meet this requirement. Providing suitable conditions are applied, Policy CC2 will be complied with.

Unit Mix

7.81 Policies H2, and CR6 both seek to ensure developments contribute towards the housing needs, in terms of size of accommodation, measured by number of bedrooms per dwelling. The proposal, as a small scale scheme would not need to meet the specific requirements of policy CR6 (5% 3-bed). The proposal does provide a mix of units, including four x one-bed and two x two-bed. The two-bed units are also a good size, meeting NDSS requirements for 4-person living. As such, officers advise that the indicated mix - whilst favouring one-bedroom units - would provide a reasonable unit mix for the scale, and location of the development.

Affordable Housing

7.82 The applicant has submitted valuations in order to provide a level to demonstrate a policy compliant 20% (10% equivalent) contribution toward off-site affordable housing elsewhere in the Borough. Based on a full GDV of £995,000 an appropriate contribution from the applicant is therefore £99,500.00. The Applicant confirms that they are agreeable to contribute a policy compliant amount, and the applicant has agreed to the above figure to be secured by s106 legal agreement. This is considered to be a beneficial aspect of the proposals.

Accessibility

7.83 Policy H5 requires all new build housing to be accessible and adaptable in line with M4(2) of the Building Regulations unless built in line with M4(3)). M4(2) of the Building Regulations is for accessible and adaptable dwellings, and relates to relatively straightforward design measures that can allow homes to be adaptable as the needs of the occupier change. However a prerequisite of this would be provision of one step free access to all dwellings. The proposal does not include a lift, and therefore would not appear to be able to comply with M4(2), this is considered a negative aspect of the scheme that would weigh against the proposal. Clarification on this point shall be sought from RBC Building Control and this matter will be clarified for you in the Update report.

Mandatory Biodiversity Net Gain

7.84 Separate to the requirements of policy EN12 above, all applications (which do not meet a specific exemption in Regulation), would be required to provide a 10% biodiversity net gain. In this instance, the application site contains less than 25m^2 of habitat, and as such would be exempt from mandatory biodiversity net gain.

Equalities Impact

7.85 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence

(including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this 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 proposed development, with the possible exception of the comment above regarding access to the adaptable dwellings.

8. CONCLUSION

8.1 As with all planning applications considered by the Local Planning Authority, the application is required to be determined in accordance with the Development Plan unless material considerations indicate otherwise, as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

8.2 The Council cannot demonstrate a 5-year housing supply as Policy H1 is out of date, and therefore the development must be assessed in line with Paragraph 11d(i and ii) of the NPPF 2024 and against the policies in the NPPF taken as a whole.

8.3 The three overarching objectives contained within paragraph 8 of the NPPF 2024 seek to balance growth and local community needs against protection of the natural, built and historic environment. As such, any harmful impacts of the proposed development are required to be weighed against the economic, social, environment and any other public benefits in the context of national and local planning policies, as detailed in the appraisal above.

8.4 It is acknowledged that there would be planning benefits associated with the proposed development. A range of social, economic and environmental benefits consistent with the NPPF's definition of sustainable development would be provided.

8.5 The provision of six dwellings would make a contribution towards meeting the Council's housing needs (Policy H1). Provision of two good sized 2-bed flats, in addition to 4 x 1-bed flats would provide a contribution towards the mix of dwellings needed within the Borough. The development would also contribute towards the provision of affordable housing elsewhere within the Borough through a policy compliant financial contribution. The scheme would redevelop a site that, admittedly through neglect, has become a detractor from the views/setting of the Conservation Area. There would be some limited economic benefits associated with the construction activity should the scheme be delivered. These benefits are however temporary, and as a minor development proposal would not be required to provide an employment, skills and training contribution that could provide a longer lasting positive impact. The site would also provide a scheme of soft landscaping to the frontage, which would be secured by condition, this would provide an improvement to the local environment and increase tree cover and biodiversity on site, and the wider appearance of the Conservation Area.

8.6 These benefits would be considered against the shortfalls of the scheme. The overall design, through its inclusion of mansard roofs, overall height, arrangement of windows and reasonably functional design would need to be executed very carefully (for instance, close attention to material quality and their use) in order to enhance the conservation area and outweigh the (limited) harms identified by the Conservation Officer. There would be some harm associated with the proximity to neighbouring residential uses, including some overshadowing to the neighbours to the rear. In addition, the proposed flats would have some awkward outlooks, with the first floor rear flat looking to the north-east (over a carpark). This is in tandem with the suboptimal flat arrangement which results in a 32m^2 1-bed flat a fifth-floor, and the lack of provision of any on-site private or communal open space).

8.7 With regard to paragraph 11 of the NPPF and engagement of the 'tilted balance' it would require permission to be granted unless there would be a strong reason for refusing the development with regard to the NPPF policies relating to the protection of designated heritage assets (part 16 of the NPPF 2024, as amended). Specifically, the following paragraphs are relevant:

"208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

210. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

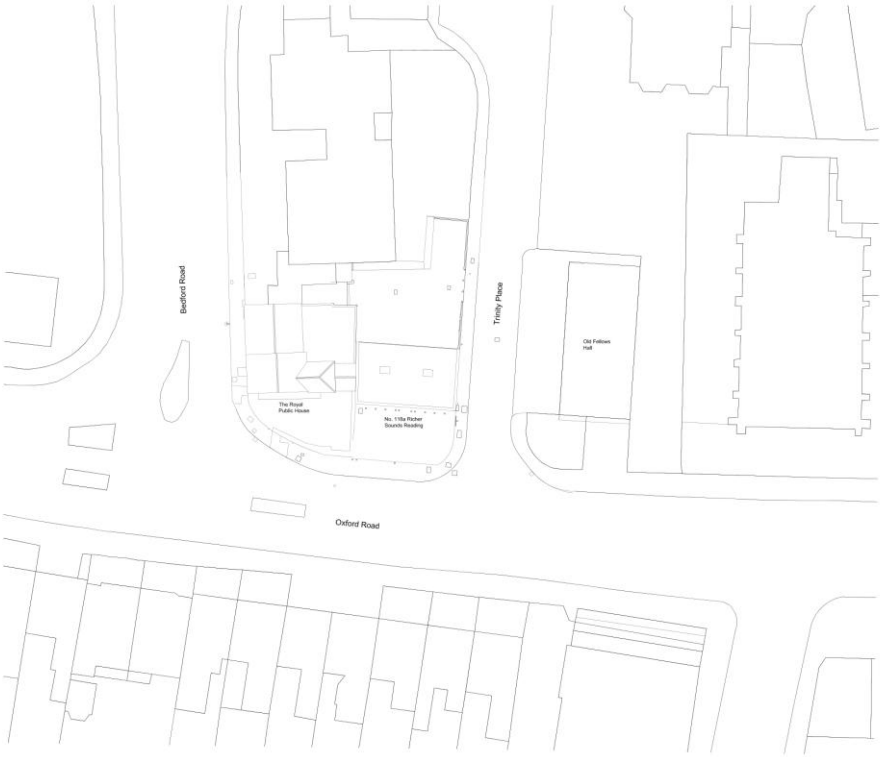
212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.8 Officers acknowledge in respect to the relevant NPPF and local plan policies that the development would make a positive contribution towards the Conservation Area. This would be through the redevelopment of a site considered to have a key impact in the Conservation Area, and provision of soft landscaping and boundary treatments sympathetic to this sensitive setting. As above, there would be public benefits associated with the proposal, including the contribution toward mixed and sustainable communities by way of a contribution toward affordable housing, and the provision of a mix of dwelling sized (and other benefits mentioned above). As such, it is not considered that there would be a strong reason for refusing the development with regard to the NPPF policies mentioned above.

8.9 As with all proposals considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004. In this instance the proposed benefits of the proposals weigh in favour of the proposals. These benefits, on balance, are considered to outweigh the harmful impacts. It is considered that officers have applied a suitable planning balance when reaching this conclusion. As such, this application is recommended for approval, subject to the completion of a S106 legal agreement and the recommended conditions, as set out at the outset of this report.

Existing Block Plan



Site location plan 1:1250

N

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project: A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading
client: J R Properties
drawing: Site plan as existing

drawing number: 15-035-01
revision: C [24-05-18]
date: 24/03/2026
scale: 1:200
original size: A1
issue: Approval
drawn: DJU
checked:

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Existing Elevations (1)

est elevation to Bedford Road

South elevation to Oxford Road

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project: A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading
client: J R Properties
drawing: Elevations as existing 1

drawing number: 15-035-04
revision: C [24-05-18]
date: 24/03/2026
scale: 1:100
original size: A1
issue: Approval
drawn: SAF
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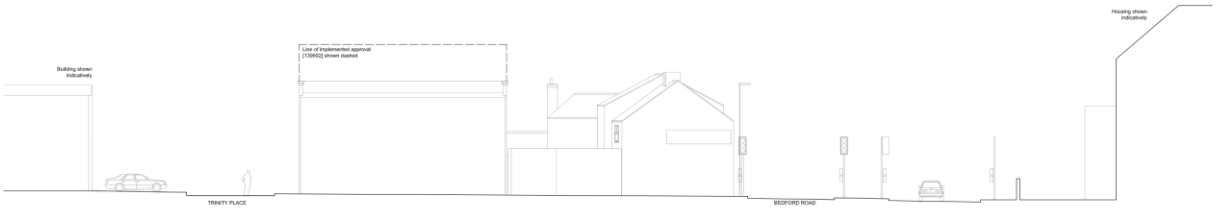
Existing Elevations (2)

ist elevation to Trinity Place



North elevation

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project:	A1/A2/A3 use and 6 apartments No 2 Bedford Road, Reading
client:	J R Properties
drawing:	Elevations as existing 2
drawing number:	15-035-05
revision:	C [24-05-18]
date:	24/03/2026
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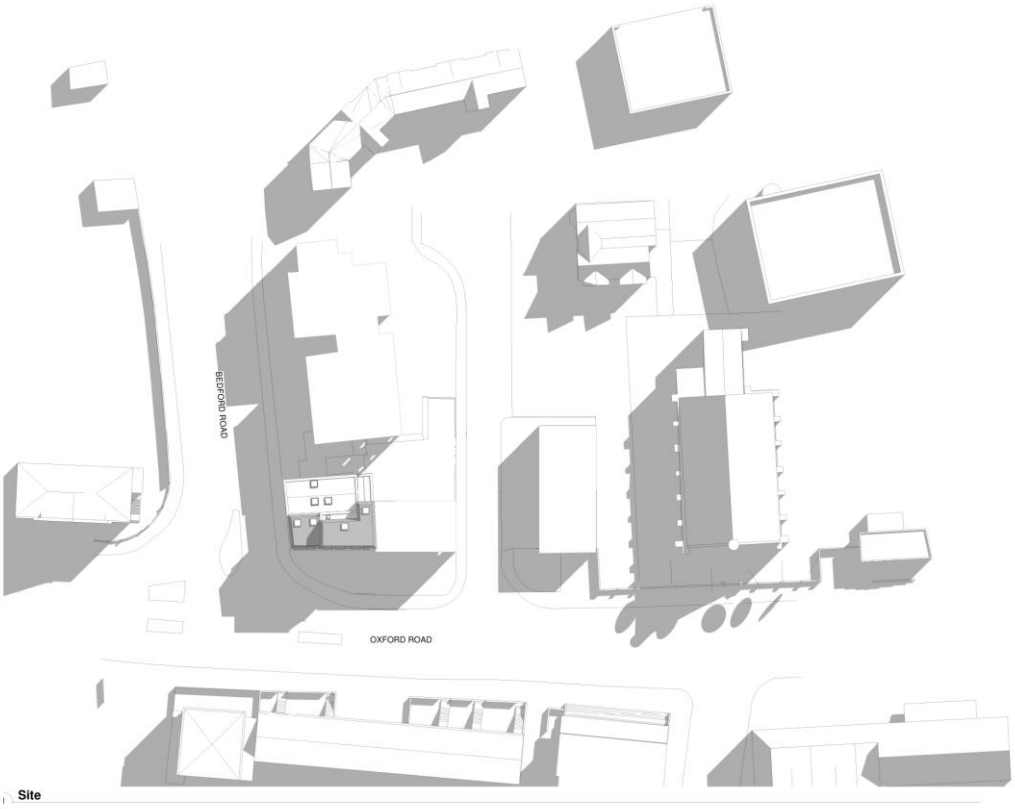
Proposed Site Plan



Site

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Site plan

CLIENT
JR Properties

ISSUED FOR
Approval

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DJU	-	24/03/2026

PROJECT NUMBER	SCALE (@ A1)
15-035	1 : 250

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Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan

N

2nd Floor

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Second floor plan

CLIENT
JR Properties

ISSUED FOR
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15-035	1 : 100

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Proposed Third Floor Plan

N

3rd Floor

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Third floor plan

CLIENT
JR Properties

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PROJECT NUMBER	SCALE (@ A1)
15-035	1 : 100

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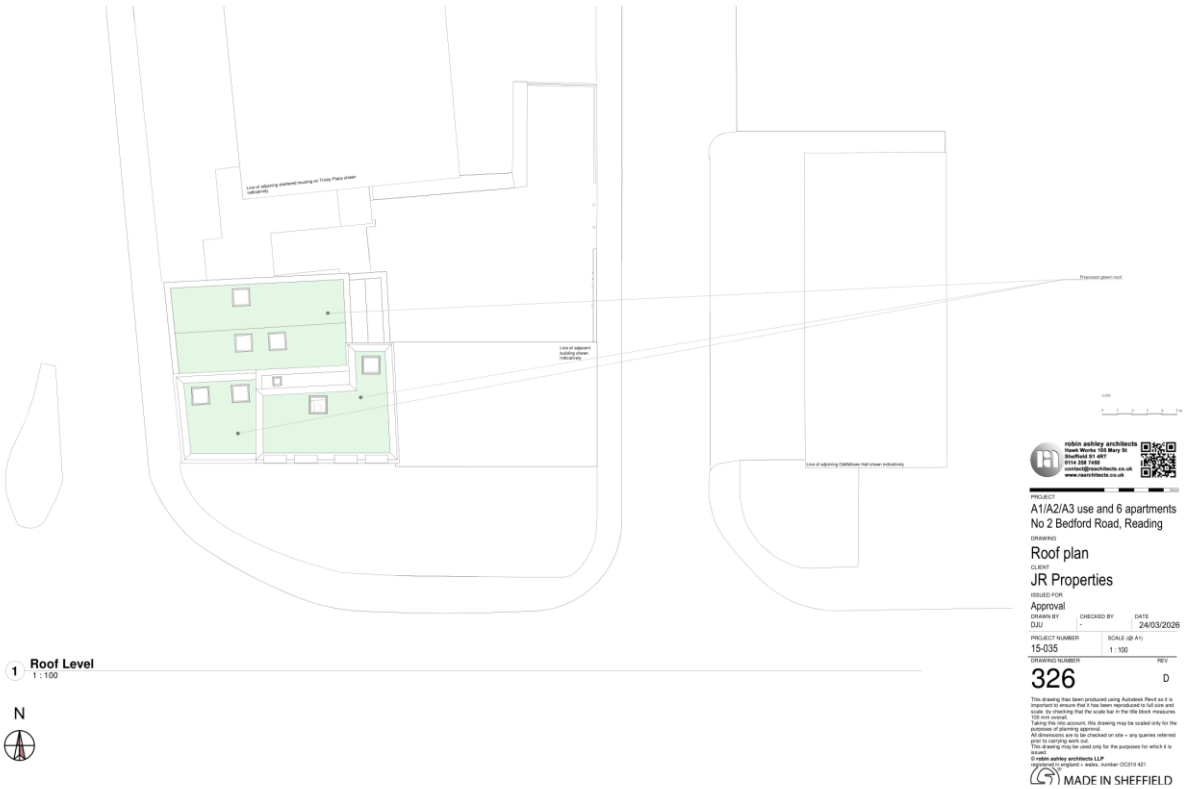
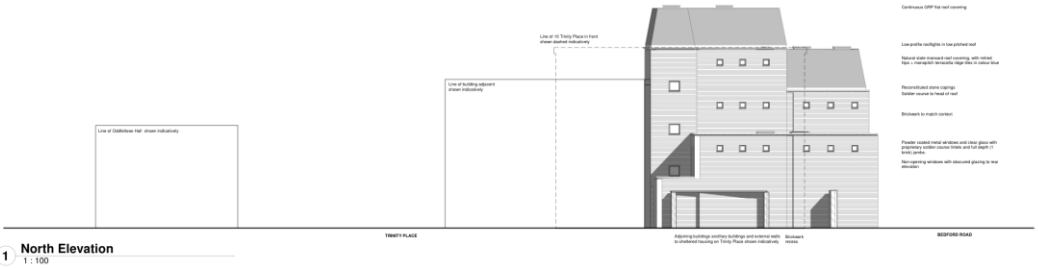
Proposed Fourth Floor Plan

Proposed Roof Plan



Proposed Landscaping Plan

Proposed Elevations (1)



1 **North Elevation**
1 : 100

2 **East Elevation**
1 : 100

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
North + east elevations

CLIENT
JR Properties

ISSUED FOR
Approval

DRAWN BY	CHECKED BY	DATE
DJU	-	24/03/2026

PROJECT NUMBER	SCALE (@ A1)
15-035	1 : 100

DRAWING NUMBER	REV
328	H

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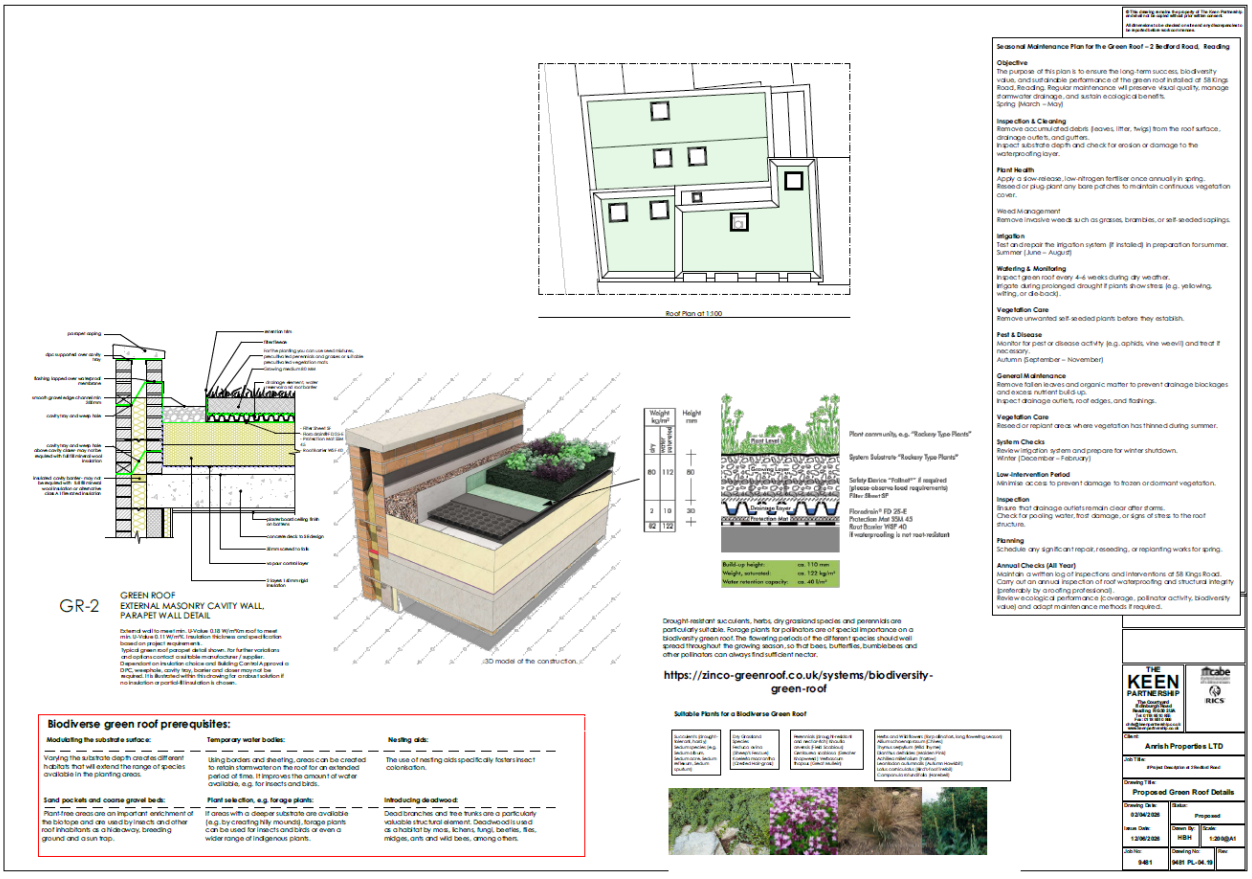
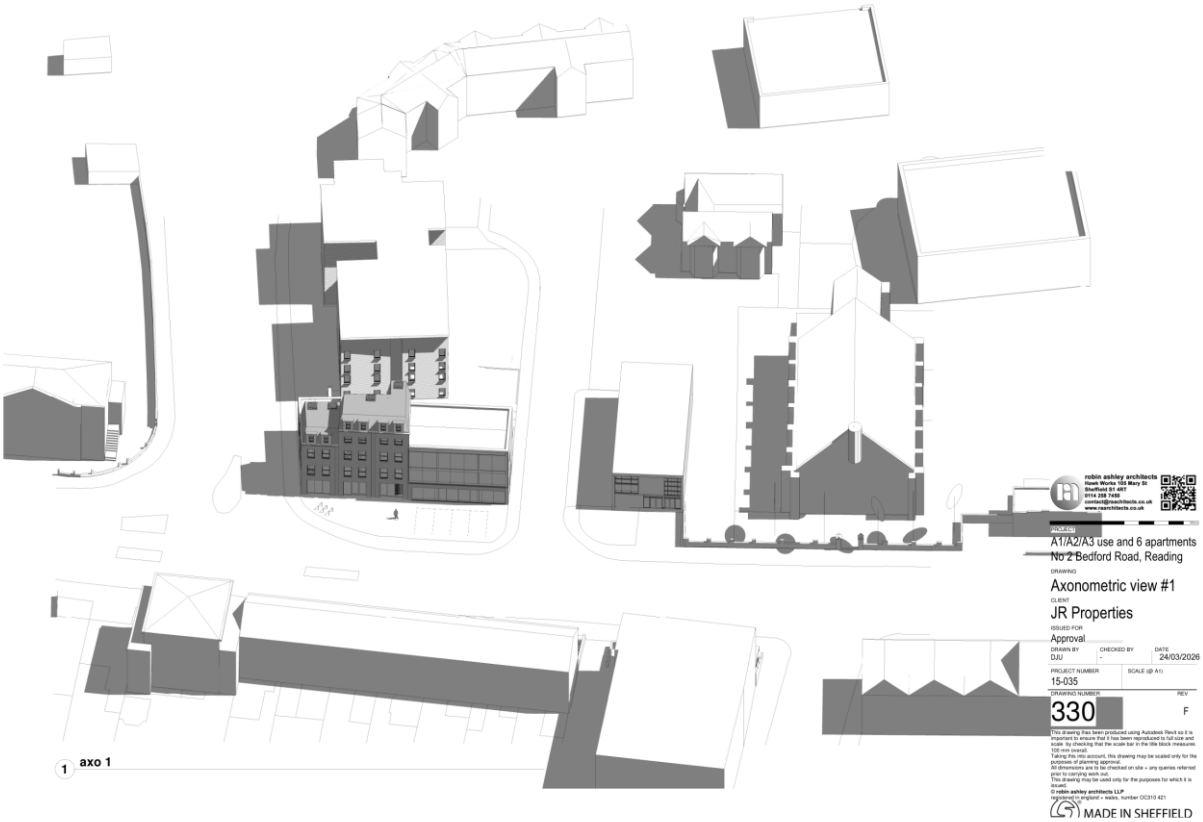
Proposed Elevations

Green roof indicative details

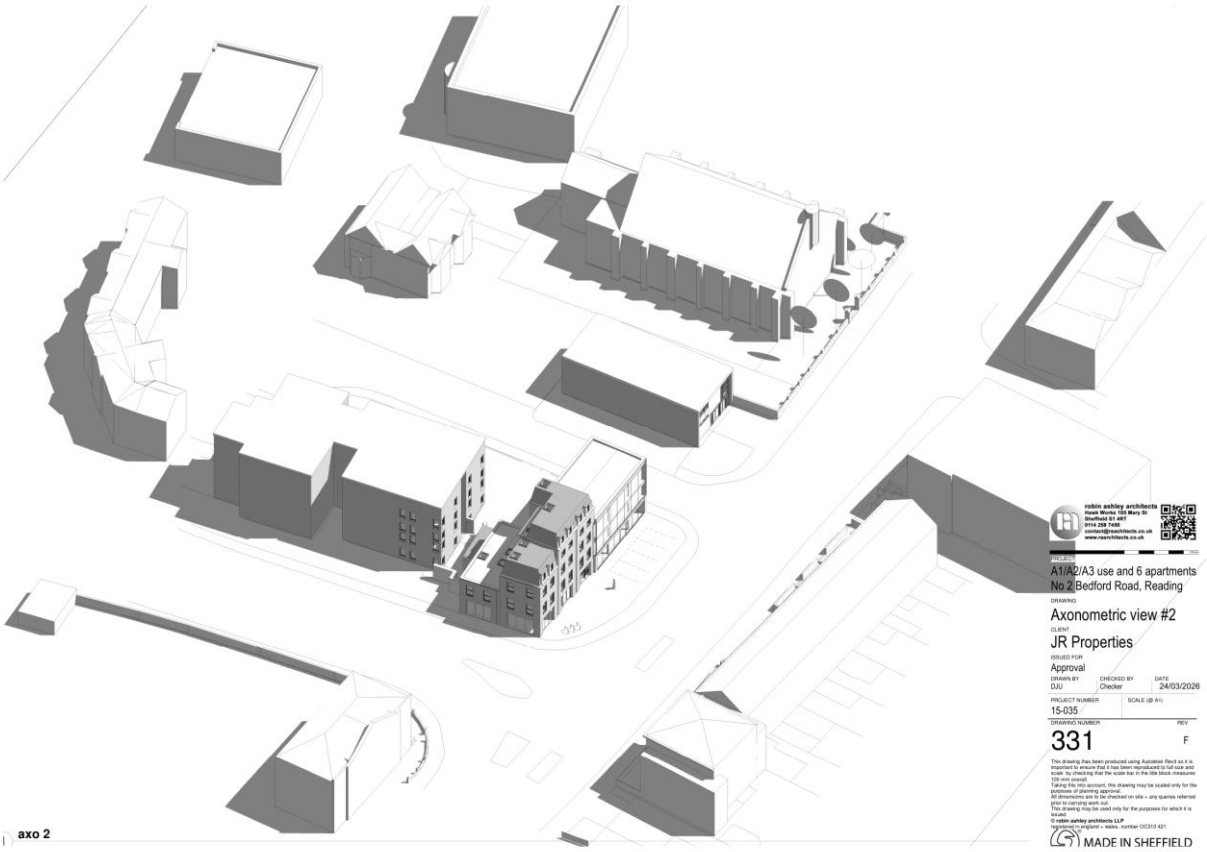


Dormer section and indicative design details

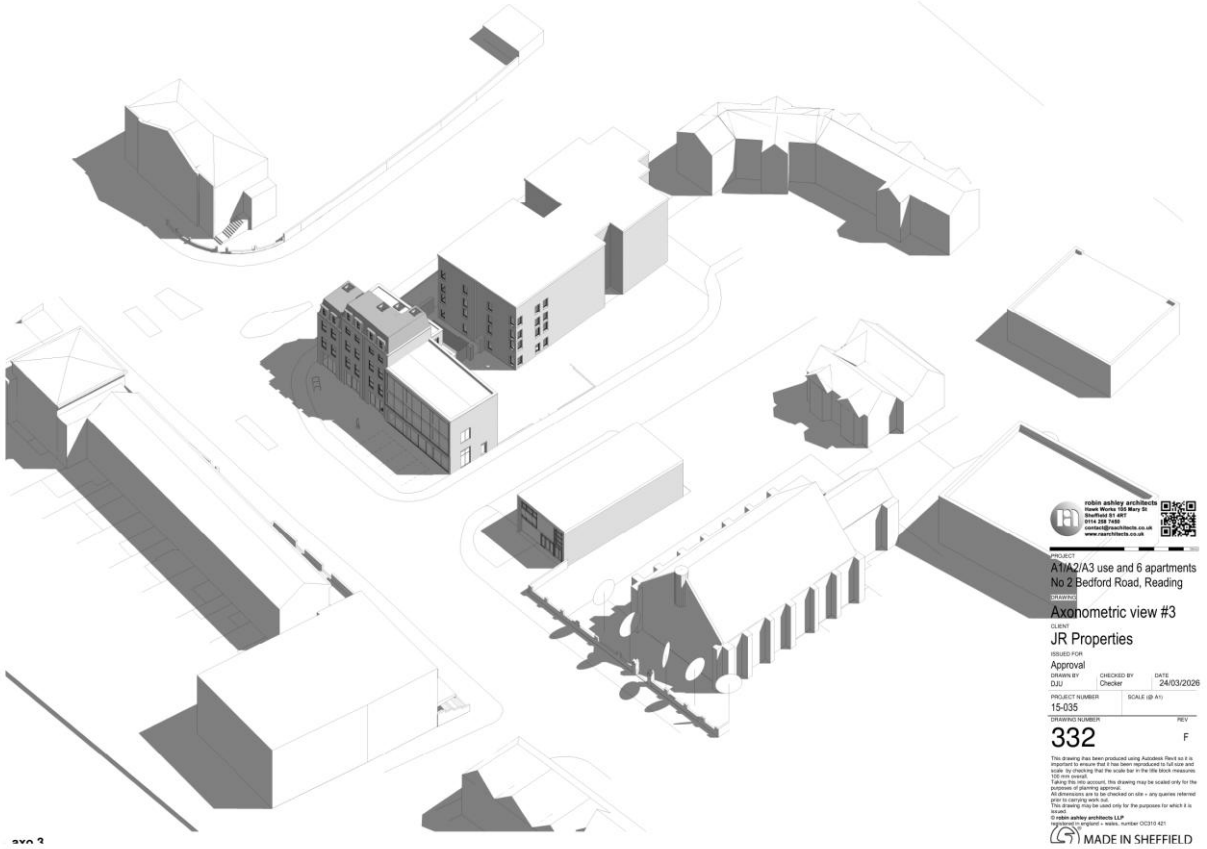
3D View #1



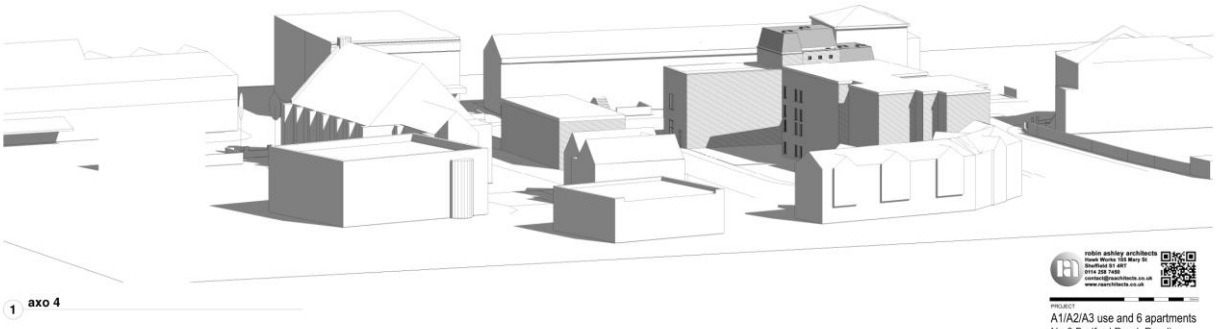
3D view #2



3D View #3



3D View #4



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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Axonometric view #4

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DJU	-	24/03/2026

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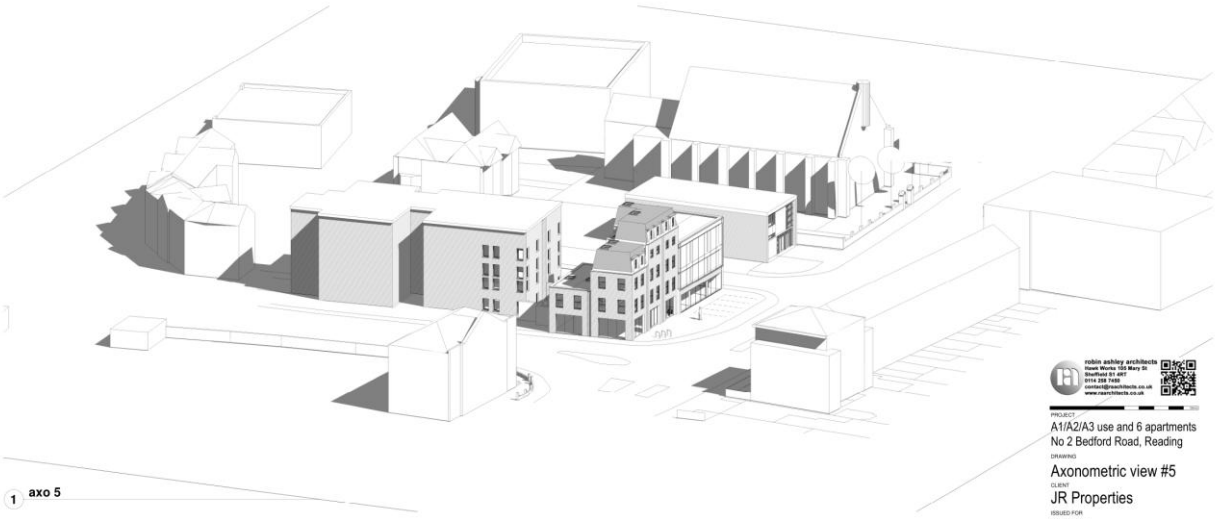
3D view #5



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Axonometric view #5

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3D View #6

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Axonometric view #6

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DRAWING NUMBER
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