



Reading
Borough Council
Working better with you

PLANNING APPLICATIONS COMMITTEE

4 MARCH 2026

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
8. PL/19/0549 (FUL) - SHILLINGFORD HOUSE, 78 OXFORD ROAD	Decision	ABBHEY	3 - 10

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04 March 2026		 Reading Borough Council <i>Working better with you</i>
Title	PLANNING APPLICATION UPDATE REPORT	
Ward	Abbey	
Planning Application Reference:	PL/19/0549 Full planning permission	
Site Address:	Shillingford House, 78 Oxford Road, Reading, RG1 7LJ	
Proposed Development	Demolition of existing three storey building containing 4 x ground floor retail units and 4 x flats to first and second floors and erection of a six storey building containing 3 x ground floor retail units and 13 x flats (6 x 1 bed, 6 x 2 bed and 1 x 3 bed) with associated enclosed communal areas, bin store, services room and cycle storage facility (amended description)	
Amended condition	17 Compliance with submitted and approved commercial unit bin store details 18 Compliance with submitted and approved refuse management and collection strategy	

1. Additional Information Received

1.1 Additional information has been provided by the applicant regarding waste storage, confirming how occupiers of the flats using the external terrace area will be secure and details on the appearance of the proposed building.

2. Waste store and management

2.1 The Waste Services comments referenced that while the residential bin store information was acceptable there was no information on the waste facilities for the commercial units or how would be managed. Officers had confirmed that this detail could be required to be submitted by a planning condition. However, the applicant has chosen to submit additional information. These are shown on the attached plan and detailed below

2.2 Retail Refuse Strategy

Each retail unit shall have its own refuse store. The final store position shall be determined at the fit-out stage once the units are let, as this could impact the final strategy. As it stands, with three retail units, each unit will accommodate the following:

- Each unit to have space for 1 x 240l recycling, 1 x 240l refuse and 23l food waste (min).
- Each store is subject to the retail unit fit-out.
- The refuse collection service shall collect the bins from the pavement.

- The retail unit occupiers will be responsible for bringing bins to the pavement for collection and retrieving them from the pavement after collection. The retail unit front doors shall be wide enough to accommodate a 240L bin.

2.3 Residential Refuse Strategy

The proposed development has a bin store incorporated into the ground floor layout. This bin store is capable of accommodating the following:

3no. 1100l bins for recycling
 1no. 1100l bin for waste
 1no. 660l bin for waste
 1no. 240l for foodwaste

- The refuse collection service shall collect the bins directly from the bin store, pulling them to the refuse collection vehicle.
- The refuse door shall be locked, with access provided to the refuse collection service.
- The external access door shall be wide enough to accommodate a 1100L bin.
- The door shall have a level threshold onto the pavement.
- Note: a separate door provides residents with internal access to the refuse store. This door shall be secured to prevent unauthorised access from the bin store into the building.

2.4 Refuse Vehicle Access

The refuse collection vehicle will need to manoeuvre into Alfred Street, utilising the junction with Oxford Road for turning. The refuse vehicle would then need to reverse down Alfred Street to a position where it can collect the bins. There is an existing dropped kerb towards the northern end of Alfred Street.

2.5 Officers are seeking confirmation from Waste Services that this additional information is sufficient to enable conditions 17 & 18 (refuse detail and management) to be changed to “implement as approved” – as shown above.

3. Occupant safety

- 3.1 At para 7.22 on page 72 of the main agenda report it is noted that the protective railings for the terraces had now been set back from the edge due to concerns about their appearance. Officers have sought reassurance with the applicant that the terrace will still be usable and safe.
- 3.2 The applicant has confirmed that the railings are now proposed to be set in by circa half a meter and slightly behind a low parapet wall, as illustrated in the elevation below (Fig 1). The combination of the set back and height makes this area safe to use and reduces the risk of falling debris on to the street.



Figure 1 – elevation showing railings position

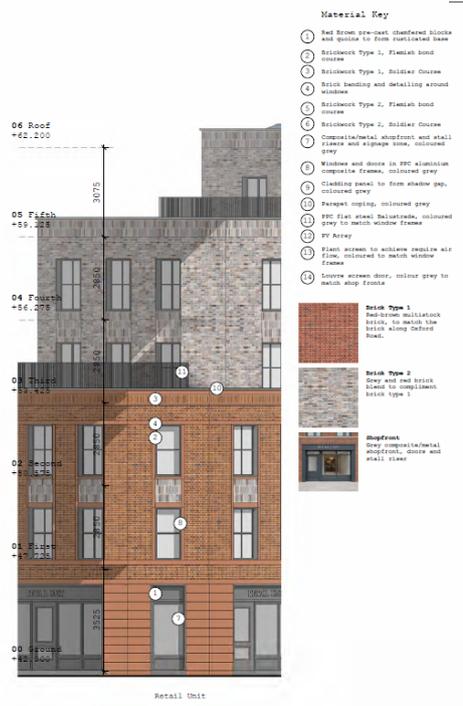
4. Appearance

4.1 The applicant has submitted further plans to illustrate in more detail the proposed appearance. The revised elevations provide materials details and clearer images of the shopfronts. The applicant does accept that the materials condition no.3 is still required as set out in the main agenda.

- 4.2 **The final set of submitted drawings are therefore now;**
- CA-125-02-02-Rev 4-Proposed Site Block Plan**
 - CA-125-03-01-Rev 5-Proposed Ground Floor**
 - CA-125-03-02 Rev 5 – 1st floor plan**
 - CA-125-03-03 Rev 5 - 2nd floor plan**
 - CA-125-03-04 Rev 5 – 3rd floor plan**
 - CA-125-03-05-4-Proposed Fourth Floor**
 - CA-125-03-06-4-Proposed Fifth Floor**
 - CA-125-03-07-4-Proposed Roof Plan**
 - CA-125-03-08-5-Proposed Area Schedules**
 - CA-125-03-09-2-Proposed GIA Area Plans Sheet 1**
 - CA-125-03-10-2-Proposed GIA Area Plans Sheet 2**
 - CA-125-03-11-2-Proposed GIA Area Plans Sheet 3**
 - CA-125-03-12 Rev 2 – Ground and 1st floor plans**
 - CA-125-03-13 Rev 2 – 2nd & 3rd floor plans**
 - CA-125-03-14 Rev 2 – 4th & 5th floor plans**
 - CA-125-03-15 Rev 2 – Highway turning plan**
 - CA-125-04-01 Rev 5 – Sections sheet 1**
 - CA-125-04-02 Rev 4 - Proposed Sections Sheet 2**
 - CA-125-04-03 Rev 4 - Proposed Sections Sheet 3**
 - CA-125-05-01 Rev 9 - East and south street elevations**
 - CA-125-05-02 Rev 7 - Proposed South Elevation**
 - CA-125-05-03 Rev 9- East elevation**
 - CA-125-05-04 Rev 8 - North elevation**
 - CA-125-05-05 Rev 7 - West elevation**
 - CA-125-05-06 Rev - Proposed Street Level View 1 elevation**
 - CA-125-05-07 Rev -Proposed Street Level View 1 elevation**
 - CA-125-05-08 Rev 6 - Street view looking south along Alfred Street**
 - CA-125-05-09 Rev 1 – Photo images**
 - CA-125-05-10 Rev 1 – Photo images**



1. South Elevation (Oxford Road)



2. Corner Elevation

	Project:	Alfred House	
	Location:	Reading, RG1 7JL	
Collaborating with:	Sanjay Sharma	Date:	Nov '25
Site:	115	Drawings:	115-05-02
Scale:	1:50	Revisions:	7
Client:	Alfred House	Drawn By:	MC
Project:	Proposed South Elevation	Checked By:	DB
Client:	Colony Architects Ltd.	Project:	Information
Address:	The Old Rectory, Reading, RG1 7JL	Phone:	+44 (0)118 360 8008
Website:	www.colonyarchitects.com	Email:	hello@colonyarchitects.com

CA-125-05-02 Rev 7 - Proposed South Elevation



1. North Elevation

	Project:	Alfred House	
	Location:	Reading, RG1 7JL	
Collaborating with:	Sanjay Sharma	Date:	Nov '25
Site:	115	Drawings:	115-05-02
Scale:	1:50	Revisions:	7
Client:	Alfred House	Drawn By:	MC
Project:	Proposed North Elevation	Checked By:	DB
Client:	Colony Architects Ltd.	Project:	Information
Address:	The Old Rectory, Reading, RG1 7JL	Phone:	+44 (0)118 360 8008
Website:	www.colonyarchitects.com	Email:	hello@colonyarchitects.com

CA-125-05-04 Rev 8 - North elevation



1. Oxford Road (South Elevation)



2. Alfred Street (East Elevation)



	Collaborating with: Shayy Shama Date: 12/20/21 Drawing: 05-01	Version: 9
	Project: Alfred House Reading, MA 021	Drawing: Proposed Street Elevations
	Colony Architects Ltd. Chartered Practice 44 Colindale Avenue Colindale, London, NW9 1JQ UK +44 (0)118 360 0338 info@colonyarchitects.com www.colonyarchitects.com	Chatham Place

Material Key

- 1 Red brown fire-rated cladded blocks and gullies to form articulated base
- 2 Brickwork Type 1, Flemish bond course
- 3 Brickwork Type 1, Soldier Course
- 4 Brick banding and detailing around windows
- 5 Brickwork Type 2, Flemish bond course
- 6 Brickwork Type 2, Soldier Course
- 7 Composite/steel abutment and small gullies and splay base, coloured grey
- 8 Windows and doors in PPC aluminium composite frame, coloured grey
- 9 Cladding panel to form shadow gap, coloured grey
- 10 Parapet coping, coloured grey
- 11 PPC flat steel balustrade, coloured grey to match window frames
- 12 PV Array
- 13 Plant screen to achieve required air flow, coloured to match window frames
- 14 Louvre screen door, colour grey to match shop fronts



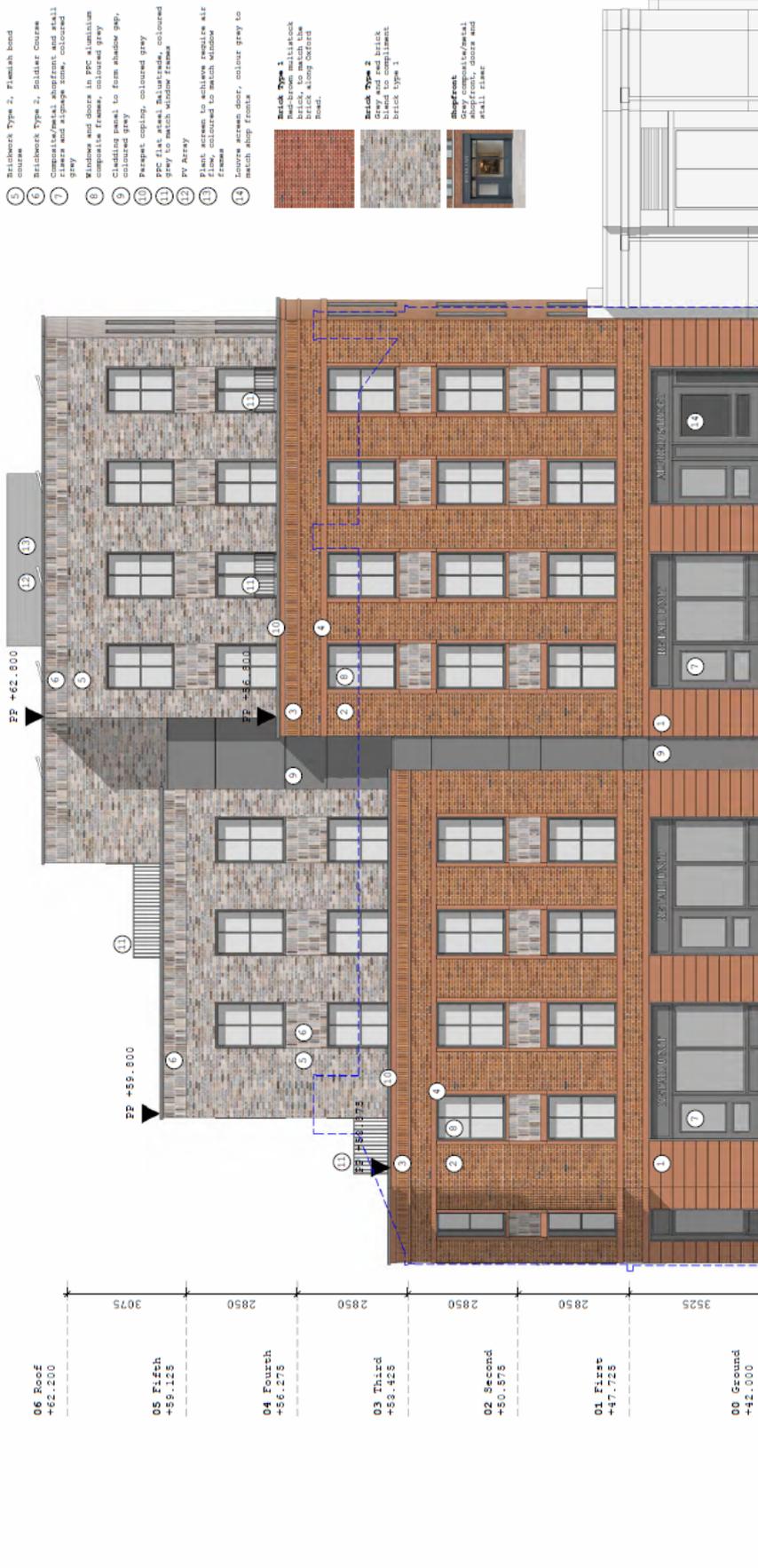
Brick Type 1
Red brown fire-rated cladded blocks and gullies to form articulated base.



Brick Type 2
Composite/steel abutment and small gullies and splay base to complement brick type 1.



Shopfront
Grey composite/steel abutment and small gullies.



CA-125-05-03 Rev 9- East elevation



colaborating with
sanjay sharma

Job: drawings
Date: 2023

Project:
Alfred House
Reading, MK1 7JL
Drawing

Proposed East Elevation

Date:
Nov '23
Information

Drawn By:
[Name]
Checked By:
[Name]



Chartered Practice

Colony Architects Ltd.
The Mill Store, Brewery
Court House, Reading, MK1 3AQ
Tel: 0118 931 1111
www.colonyarchitects.com

1. East Elevation (Alfred Street)

Residential Refuse Storage

The proposed development has a bin store incorporated into the ground floor layout. This bin store is capable of accommodating the following:

- 2no. 1100l bins for recycling
- 2no. 1100l bins for waste
- 2no. 660l bins for waste
- 2no. 440l for foodwaste

The refuse collection service shall collect the bins from the bin store and pulling them to the refuse collection vehicle.

The refuse door shall be located with access provided to the refuse collection service.

The external access door shall be wide enough to accommodate a 1100l bin.

The door shall have a level threshold onto the pavement.

Note: A separate door provides residents with internal access to the refuse store. This door shall be located with a level threshold access from the bin store into the building.

Small Refuse Storage

Each retail unit shall have its own refuse storage area. The refuse storage area shall be determined at the fit-out stage once the units are let, as this could impact the final strategy.

Units will be provided with the following:

- 240l recycling
- 240l refuse
- 22l food waste (min)

The refuse collection service shall collect the bins from the pavement.

The retail unit occupiers will be responsible for stripping bins to the pavement for collection. The refuse collection service shall collect the bins from the pavement after collection.

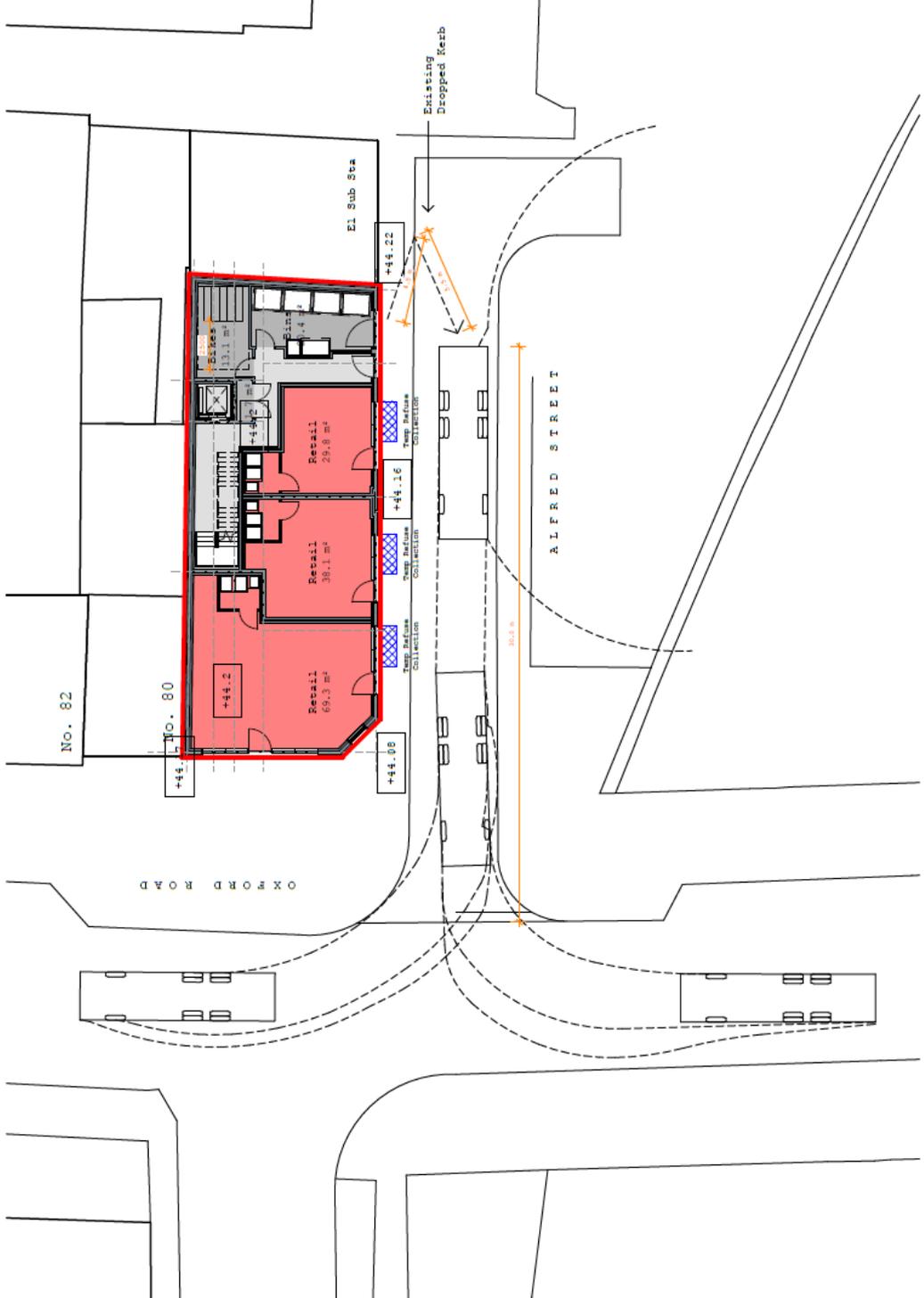
The retail unit front door shall be wide enough to accommodate a 240l bin.

Refuse Vehicle Access

The refuse collection vehicle will need to manoeuvre into Alfred Street, utilizing the junction with Oxford Road for turning.

The refuse vehicle would then need to reverse into the bin store to a position where it can collect the bins.

There is an existing dropped kerb towards the northern end of Alfred Street.



CA-125-03-15 Rev 2 – Highway turning plan



colony architects urban
Sanjay Sharma

2021 Strategic Revision: 19K 07.1.18 9

Project:
Alfred House
Reading, RG1 7JZ
Highways Plan

Date: Feb '26
Drawn By: [redacted]
Checked By: [redacted]

Revision: [redacted]



RIBA # [redacted]
Chartered Practitioner

Colony Architects Ltd.
The Mile, Stone, Boreley, RG1 3AJ
044 (0)118 380 0380
info@colonyarchitects.com

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