

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 3rd June 2020	ITEM NO. 11
--	--------------------

Ward: Abbey

App No: 191227/REG3

Address: 11-13 Waylen Street

Proposal: Change of use from C2 (supported living accommodation) to 2no.5-bed houses.

Applicant: Reading Borough Council

8-week target expiry: 13/04/2020 extension of time agreed to 6/05/2020

RECOMMENDATION:

Delegate to Deputy Director of Planning, Transport & Regulatory Services to:

GRANT Full Planning Permission with appropriate conditions and informatives, subject to the satisfactory completion of a S106 Unilateral Undertaking by 30th July 2019 to secure the following

- Securing the provision of 1 dwelling on-site as affordable rented, or provision of 10% of the GDV toward off-site affordable housing

OR

REFUSE permission should the Unilateral undertaking not be completed by 30th July 2020, unless Officers, on behalf of the Deputy Director of Planning, Transport & Regulatory Services, agree to a later date for completion of the agreement.

Subject to conditions and informative as per the main report with the addition of:

1. Parking permits 1
2. Parking permits 2

1. Clarification of use/Affordable housing

1.1 The existing use of the premise has been clarified as being a C2 (Residential institution - for accommodation and care of people in need of care). As such, the description of development has been updated to reflect this.

1.2 In addition, due to this change, the proposal would become liable for an affordable housing contribution under policy H3.

2. Clarification of parking permits conditions

2.1 The application site is located within an area of on-street parking restriction. As per the adopted polices, and SPD, new dwellings will not be automatically entitled to parking permits, and the above conditions (parking permits 1 and 2) are attached to permissions to ensure addresses are updated within the Council's system (by requiring applicants to advise the Council of the new address, and condition that marketing of

the property note that future occupants will not automatically be entitled to parking permits.

3. The officer recommendation remains as per the main agenda report.

Officer: Anthony Scholes