

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 30th March 2022

ITEM NO. 14
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Ward: Abbey

Application No.: 182252/OUT

Address: 80 Caversham Road, Reading, RG1 8JG

Proposal: Outline application considering access, landscaping, layout and scale for redevelopment proposal involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings ranging between basement and 2 - 24 storeys in height, providing 620 (72 x studio, 196x1, 320x2 & 32x3-bed) residential units (Class C3), office accommodation (Class B1a), flexible ground floor shop (Class A1), financial and professional services (Class A2) or restaurant/café (Class A3) uses, a community centre (Class D1), health centre uses (Class D1) and various works including car parking (94 spaces (70 at basement level)), servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works. This application is accompanied by an Environmental Statement (amended description).

Applicant: Hermes Property Unit Trust

Date Valid: 03/04/2019

Application target decision date: Originally 24/07/19, but extensions of time have been agreed until 27/04/2022

26 week date: 02/10/2019

Recommendation:

As in main report, barring the following additional condition:

- Submission and approval of Design Codes building by building, to be submitted concurrently with Reserved Matters applications. Implementation in accordance with approved details.

1. Additions to recommended conditions

- 1.1 In order to secure the design quality of the future development, whilst acknowledging that Appearance is a Reserved Matter, it is considered reasonable and necessary to secure further explicit detail via condition, in order to set the standards for the eventual architectural quality.
- 1.2 In terms of Major Outline planning applications where the precise design details are unknown, it is common for the 'rules' for such to be set out in Design Codes; essentially a set of high-level design rules for the development to comply with.
- 1.3 In this case, it is possible that more than one developer will complete the separate building blocks. It is therefore considered by officers that it will be necessary for the 'rules' to be clear for the entirety of the development, as well as the building under consideration under the relevant Reserved Matters application seeking approval of the final Appearance. This will require the submission and approval of Design Codes, to be submitted concurrently with the Reserved Matters applications. This is duly reflected in an updated condition, as per the recommendation above.

1.4 The applicant's agent has been advised of this and has not raised any specific concerns.

Case Officer: Jonathan Markwell