

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 7 September 2022

Ward: Katesgrove

Application No.: 211636/FUL

Address: 75-81 Southampton Street

Proposal: Removal of existing building and construction of a four-storey building to comprise 19 dwellings and associated works

Date valid: 15th October 2021

Target Decision Date: 14th January 2022 **Extension of Time Date:** 7th October 2022

RECOMMENDATION

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** full planning permission, subject to the satisfactory completion of a s106 legal agreement or ii) Refuse full planning permission if the legal agreement is not completed by 7th October 2022 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement)

The legal agreement is to include the following heads of terms:

1. Affordable Housing deferred payment mechanism to ensure Council receives 50% of any surplus developer profit above 17.5% of Gross Development Value of the development (GDV) to go towards off-site affordable housing provision within the Borough
2. Prior to commencement of development the developer to enter into a Section 278 Agreement with the Highway Authority in order to provide the vehicular accesses serving the proposed servicing bay to the Southampton Street frontage. The vehicular accesses shall be completed prior to occupation of the development and retained as such thereafter
3. Employment Skills and Training contribution of £3,380. Payable prior to commencement of development.
4. Zero Carbon Offset as per Sustainable Design and Construction SPD (2019) a minimum of 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, plus a Section 106 contribution of £1,800 per remaining tonne towards carbon offsetting within the Borough (calculated as £60/tonne over a 30-year period). Payable within 6 months of first occupation of the development
5. All Contributions Index Linked from date of permission

Conditions:

1. Time limit - standard three years for implementation
2. Development to be carried out in accordance with the approved plans only
3. Pre-Commencement submission and approval of materials
4. Pre-Occupation implementation of cycle parking
5. Pre-Occupation submission and approval of details of bin storage (including pest control measures)
6. Pre-Commencement submission and approval of Construction Management Plan (including measures for control of noise and dust)
7. Pre-Occupation implementation of vehicular accesses
8. Pre-Commencement submission and approval - Contaminated Land 1: site characterisation report

9. Contaminated Land 2: remediation scheme
10. Contaminated Land 3: implementation of remediation scheme
11. Contaminated Land 4: reporting any unexpected contamination
12. Pre-occupation submission and approval of a noise mitigation measures (glazing and ventilation specifications)
13. Pre-Commencement submission and approval of an air quality mitigation scheme
14. Pre-Commencement submission and approval of details of bat and swift boxes
15. Pre-Commencement submission and approval of details of green/brown biodiverse roofs
16. Pre-Commencement submission and approval of details of hard and soft landscaping
17. Pre-Commencement submission and approval of a design stage SAP assessment
18. Pre-Occupation submission and approval of an as built SAP assessment
19. Pre-Occupation - notification to residents of no automatic access to parking permits
20. Control of construction hours (0800-1800 Mon-Fri, 0900-1300 Sat & not on Sundays or Bank Holidays)
21. No burning of waste on site
22. No fixing or installing of miscellaneous item to the external faces or roof of the building without the prior approval from the LPA
23. Pre-Commencement submission and approval of an archaeological written scheme of investigation
24. Pre-Commencement submission and approval of piling method statement
25. Pre-Commencement submission and approval of scheme to protect the existing strategic water main during construction

Informatives:

1. Positive and proactive working
2. Section 106 agreement applies
3. Community Infrastructure Levy applies
4. Terms and conditions
5. Pre-commencement conditions
6. Highway Regulations requirements for works affecting the Highway
7. Fee required for conditions discharge
8. Building Regulations - noise insulation between residential units
9. No parking permits
10. Complaints about construction noise
11. Potential contaminated land
12. Access Construction

1. INTRODUCTION

- 1.1 The Co-Operative Funeral care building at 75-81 Southampton Street is located on the east side of Southampton Street close to the junction with Crown Street to the north. The site comprises a vacant single storey building that was previously occupied by Co-operative Funeral Care with associated access and parking. The A327 Southampton Street is a busy one-way major distributor road leading into the town centre.
- 1.2 The site is located within the Reading Central Area as defined by the Reading Borough Local Plan 2019, within an area of archaeological potential, an air quality management area and within an area of potentially contaminated land.

- 1.3 The adjacent land to the north on the corner of Southampton Street and Crown Street is a vacant and cleared site that is currently overgrown with vegetation which is allocated for residential development under Policy CR14j of the Reading Borough Local Plan with an indicative site capacity of between 13 and 19 dwellings. The adjacent land to the south consists of 3 x three storey buildings (no.s 85, 87 and 89 Southampton Street). No.s 85 and 87 are located close to the application site. No. 87 is in office use but has been granted prior approval (ref. 220204) for an additional storey to provide 1 x two-bedroom flat. No. 85 has been converted to residential use and 6 x one-bedroom flats under prior approval consent ref. 151145.
- 1.4 To the rear (east) of the site is the rear of the part five, part six storey Indigo Apartments building which fronts on to Crown Street (no. 43-47) and a single storey data storage building and service yard which also incorporates an open-air roof top car park (Land to the rear of no. 9 Upper Crown Street).
- 1.5 To the west, on the opposite side of Southampton Street are terraces of properties of between two and three storeys in mixture of commercial and residential uses a number of which are Grade II listed (no.s 92 to 100 and 106 Southampton Street). Further north along Southampton Street, at and beyond the junction with Crown Street and Pell Street is the two-storey Grade II listed former Red Cow pub (no. 63 Southampton Street and no. 50 Crown Street) which has been converted to flats and the three-storey Grade II* listed terrace of properties at no. 72-86 Southampton Street.
- 1.6 The London Street/Market Place Conservation Area is located 70m to the north of the application site beyond the junction with Crown Street.
- 1.7 The view north down Southampton Street from Whitley Street towards the Grade II listed St Giles Church past the pre-application sites is identified as a significant view with heritage interest within the Borough in the Local Plan. Policy EN5 (Protection of Significant Views with Heritage Interest) seeks that the new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.
- 1.8 The Applicant sought pre-application advice from the Local Planning Authority prior to submitting the planning application.
- 1.9 The Application is on the Planning Applications Committee agenda because it is for a major category development (for 10 or more new dwellings).



Location plans (red line area)



Existing building



View of application site looking south along Southampton Street



View of application site looking north along Southampton Street

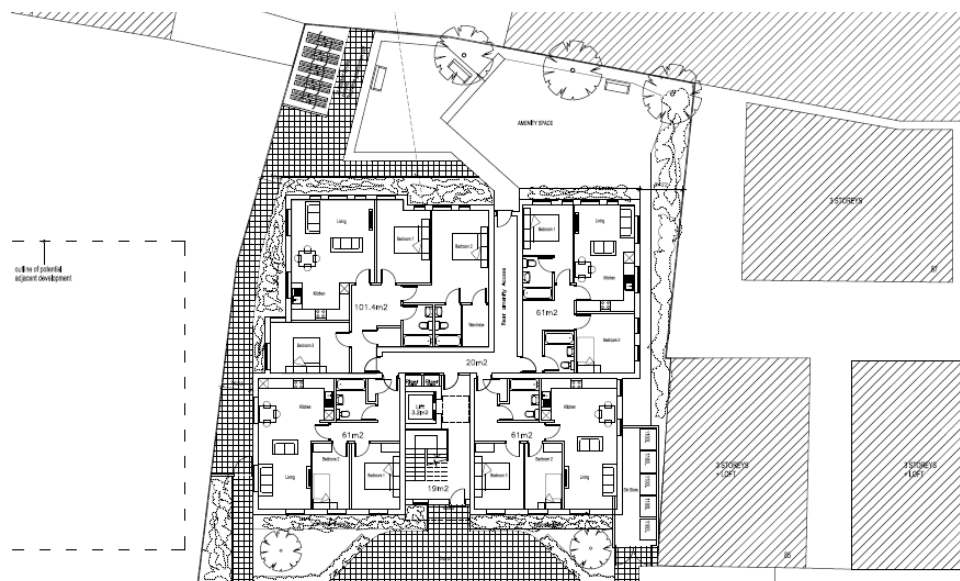
2. PLANNING HISTORY

2.1 140483FUL - Installation of canopy to rear and replacement of existing gates to front elevation with new roller shutter - Granted

2.2 900575FUL - Rebuild front elevation and creation of pitch roof on part of building - Granted

3. PROPOSALS

- 3.1 The application seeks planning permission for demolition of the existing single storey former COOP funeral care building and construction of a four-storey building to comprise 19 dwellings (C3 dwellinghouse use) and associated works.
- 3.2 The proposals would provide 7 x one-bedroom flats, 11 x two-bedroom flats and 1 x three-bedroom flat spread across four floors with a central lift and stair core accessed from the Southampton Street frontage. The development includes a communal garden and cycle store to the rear accessible from with the rear of the building and from gated pedestrian access from Southampton Street, frontage landscaping, bin storage accessible from Southampton Street and a single servicing bay for vehicles to the site frontage.
- 3.3 The proposed building would be finished with rendered ground floor elevations with red brick above and mansard-roof style top floor finished in slate.



No. 75-81 Southampton St (application site) No. 85 No.87
Proposed site plan



No. 75-81 Southampton St (application site) No. 85 No. 87
Proposed Southampton Street-Scene elevation



Proposed visual looking south along Southampton Street

4. CONSULTATIONS

RBC Environmental Protection

- 4.1 No objection, subject to conditions to secure implementation of the submitted glazing and ventilation scheme, submission, approval and implementation of an air quality mitigation scheme, contaminated land assessment and remediation schemes, construction method statement and bin storage details and to control hours of construction to standard working hours (0800 to 1800 hours Monday to Friday and 0800 to 1300 hours Saturdays only).

RBC Transport

- 4.2 No objection, subject to conditions to secure submission, approval and implementation of a construction method statement, provision of the proposed vehicular access, cycle storage and bin storage facilities as well as a condition to notify future occupants that they would not be automatically entitled to a parking permit.

RBC Natural Environment Trees

- 4.3 No objection, subject to a condition to secure submission, approval and implementation of a detailed scheme of hard and soft landscaping.

RBC Ecological Consultant

- 4.4 No objection, subject to conditions to secure submission, approval and implementation of a detailed specification for the proposed green roof and swift bricks.

RBC Conservation and Urban Design Officer

- 4.5 No objections.

Berkshire Archaeology

- 4.6 No objection, subject to a condition to secure submission, approval and implementation of a written scheme of archaeological investigation, including archaeological monitoring during demolition and trial trench evaluation.

Thames Water

- 4.7 No objection, subject to a conditions to secure submission, approval and implementation of a piling method statement prior to any piling taking place on site and a condition to secure details of a scheme to prevent damage to the existing strategic water main during construction of the development.

Public Consultation

- 4.8 A site notice was displayed at the application site on 28th October 2021. The following nearby properties were notified of the application by letter:

- Flats 1 to 17 Indigo Apartments 45 Crown St
- The Studio Indigo Apartments 45 Crown St
- 53 Crown St
- 87, 89, 92, 94, 96 98, 100 Southampton Street
- Ground Floor, First Floor and Second Floor 89 Southampton St
- Flats 1 to 10 Thompsons Yard 106 Southampton St
- Flats 1 to 6 Ibex House 85 Southampton St
- 9 Upper Crown St

- 4.9 Six letters of objection have been received raising the following matters:

- Loss of light to no.s 85 and 87 Southampton Street
- Implications in terms of the depth of the proposed development, provision of insufficient communal amenity space and overlooking in relation to the neighbouring development proposed under planning application ref. 211614FUL (planning permission since refused on 20th June 2022) on adjacent land to the rear of the application site at 9 Upper Crown Street (for 'Demolition of existing buildings and structures, associated reuse of frame with basement level used for car parking & servicing, erection of 3 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations & associated works to rear of indigo apartments to facilitate pedestrian access).
- Insufficient affordable housing provision.
- Loss of privacy, overlooking and daylight/sunlight for occupiers of the offices at no. 87 Southampton Street. The building also has prior approval consent for change of use from offices to residential so the development would prejudice this future change of use of the building to residential.
- Proposed windows so close to the boundary with no. 87 would prejudice any future development of this site.
- Overdevelopment
- Insufficient parking provision and increased pressure on on-street parking in the surrounding area
- Loss of light to no. 106 Southampton Street

- 4.10 In addition to the above, an objection has also been received from the RBC Asset Management Team as landowner of the adjacent land to the north on the corner of Southampton Street and Crown Street in respect of the impact of the proposed development on the development potential of adjacent allocated site. The following issues have been raised:

- Proposed 2m separation of the proposed development from the shared boundary is insufficient
- The daylight/ sunlight report submitted with the application assesses the internal daylight levels on the basis of clear glazed side facing windows above ground floor level whereas the proposed plans show all side facing windows above ground floor level to be obscurely glazed therefore overestimating the daylight that would be received to the flats.
- Impact on surrounding properties would be worsened if/when development of the allocated site take place.
- Development of the allocated site would worsen the availability of daylight/sunlight to the proposed development given the side facing windows are reliant upon light from the north
- The proposed development would limit light availability to future development of the adjacent allocated site and result in overshadowing.

4.11 Two letters of observation have been received raising the following matters:

- Insufficient affordable housing provision.
- Unimaginative design
- A cohesive development of the site together with surrounding sites should be brought forward instead

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 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) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making.

5.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

5.3 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.4 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

5.5 Reading Local Plan 2019

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
EN2: AREAS OF ARCHAEOLOGICAL SIGNIFIANCE
EN5: PROTECTION OF SIGNIFIACANT VIEWS WITH HERITAGE INTEREST
EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT
EN9: PROVISION OF 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
EN18: FLOODING AND DRAINAGE
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
CR1: DEFINITION OF CENTRAL READING
CR2: DESIGN IN CENTRAL READING
CR6 LIVING IN CENTRAL READING

5.6 Supplementary Planning Documents (SPDs)

Supplementary Planning Document: Affordable Housing (2013)
Supplementary Planning Document: S106 Planning Obligations (2014)
Supplementary Planning Document: Parking Standards and Design (2011)
Supplementary Planning Document: Sustainable Design and Construction (2019)
Supplementary Planning Document: Employment, Skills and Training (2013)

6. APPRAISAL

The main issues raised by this planning application are as follows:

- Principle
- Design, Character and Heritage
- Unit Mix and Affordable Housing
- Amenity of Surrounding Occupiers
- Standard of Residential Accommodation
- Sustainability
- Transport
- Natural Environment
- Archaeology

Principle

- 6.1 The National Planning Policy Framework (2021) encourages the effective use of land by reusing land that has been previously developed (brownfield land) and seeks that all housing applications should be considered in the context of the presumption in favour of sustainable development. The accessibility of the site, located within the Reading Central Area as defined by the Reading Local Plan 2019, is considered acceptable for the proposed development in accordance with Policy CC6 (Accessibility and Intensity of Development) whilst the provision of new housing

would align with the broad objectives of Policy H1 (Provision of Housing) in assisting in meeting the annual housing targets.

- 6.2 The loss of the existing use of the site must also be considered. The site and building have been vacant since 2019 when Co-operative Funeral Care left the site. The previous funeral care use of the site was more akin to funeral sales as opposed to a funeral parlour use. This former use of the building is therefore considered to be Class E a (Retail). The site is located within the Reading Central Area as defined by Policy CR1 (Definition of Central Reading), but it located outside of the Central Core, Primary Shopping Area and is not located with a designated Primary Frontage (Policy CR7). Therefore, there is no specific policy restriction upon loss of E uses in this location and as such there is no policy objection to the principle of the loss of a Class E land use on this site.
- 6.3 The loss of existing building must also be considered. Policies CC7 (Design and the Public Realm) and CR2 (Design in Central Reading) seeks that all development must be of high design quality that maintains and enhances the character and appearance of the area within which it is located. Policy EN1 (Protection and Enhancement of the Historic Environment) seeks that historic features including their settings are protected, Policy EN6 (New Development in a Historic Context) seeks that in areas characterised by heritage assets the historic environment will inform and shape new development. Whilst the existing building is not considered to be of any architectural or historic interest of itself, it is nonetheless modest in scale such that it does not harm the setting of the surrounding heritage assets. However, subject to a proposed replacement building being of high design quality and which preserves and enhances the setting of the surrounding heritage assets, there is no objection from officers to the removal of the existing building.

Design, Character and Heritage Matters

- 6.4 As referred to in the Introduction section of this report and within the Heritage Statement submitted by the Applicant with the application, the site is located within the setting of a number of Grade II and Grade II* Listed Buildings and within the more distant setting (i.e. Affecting views into) of the of the Market Place / London Street Conservation Area. The view north down Southampton Street from Whitley Street towards the Grade II listed St Giles Church past the pre-application sites is identified as a significant view with heritage interest within the Borough. Policy EN5 (Protection of Significant Views with Heritage Interest) seeks that the new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.
- 6.5 The Market Place / London Street Conservation Area is located 70m to the north of the application site. The submitted Heritage Statement states that the significance of the Conservation Area principally stems from the historic buildings contained within it and the appreciable character and authenticity they afford but that there are specific elements of Southampton Street which are located beyond the Conservation Area boundary which make a positive contribution to its setting. These include the series of Grade II and II star terraced listed buildings located around the application site on Southampton Street. As also outlined within the Council's Market Place/London Street Conservation Area Appraisal, there are also a range of detracting elements beyond the Conservation Area boundary, which adversely impact its setting, including the very high heavy level of traffic on Southampton Street and a high density of street and traffic signage.
- 6.6 In terms of nearby listed buildings, the submitted Heritage Statement identifies a number along Southampton Street of which the application site forms part of their

setting. Most notably this includes the two and three storey grade II listed terraces opposite the site at no.s 92-100, Thompsons Yard at no. 106 Southampton Street, the Former Red Cow pub (no. 63 Southampton Street and no. 50 Crown Street) which has now been converted to flats and the three-storey (with basement) grade II star listed terrace of properties at no.s 72-86 Southampton Street, 40m to the north along Southampton Street. The predominant scale of the listed buildings nearby the site is between two and three storeys and the majority are red brick, stucco or partially plain white rendered. The Heritage Statement identifies that the significance of these buildings in all instances stems from their architectural value and broader contribution to the historic character of the area and that they contribute to each other's setting by providing a degree of visual coherence.

- 6.7 The submitted Heritage Statement concludes that the existing site, containing a disused building of no architectural or historic interest, makes no positive contribution to the setting of these designated heritage assets or the historic character of the area. Officers and the Council's Conservation and Urban Design Officer agree with this assessment, adding that that the modest scale of the existing single storey building means that it does not impose itself or appear visually prominent in the context of the setting of the nearby heritage assets.
- 6.8 The predominant scale of buildings in the area immediately surrounding this part of Southampton Street and to the corner with Crown Street is buildings of between 2 to 3 and a half storeys. The proposed four storey building would present itself to the street-scene as three storeys with the upper fourth storey in the form a recessed and visually subservient mansard style roof level of accommodation. As a result of the change in levels along Southampton Street which slopes upwards from north to south, the height of the flat mansard roof of the proposed building would, even at four storeys, be set below the height of the flat mansard roof to the adjacent buildings fronting Southampton Street to the south at no.s 85, 87 and 89.
- 6.9 Whilst the existing single storey building is sited directly on the Southampton Street frontage, the siting of the proposed building would provide a 4m set back from the back of the pavement. The set-back area would provide for a dedicated off-street servicing bay for the development as well as frontage landscaping, including space for planting of two trees. The introduction of the set back and small area of landscaping to the frontage is reflective of other buildings nearby and is considered to help soften the integration of the building's scale and massing within the narrow character of Southampton Street. The general height and scale of the building would also be reflective of other properties within the street and together with the set-back from the street frontage it is considered that the proposed massing would be appropriate for the site and in-keeping with its surroundings and respectful to the setting and scale of the three-storey Grade II listed terrace buildings on the opposite side of Southampton Street at no. s 92-100 as well as the Grade II listed part two, part three storey Thompsons Yard building at no. 106 Southampton Street and to the longer range views into and out of the Market Place/London Street Conservation Area which is located some 70m away to the north along Southampton Street.
- 6.10 In terms of spaciousness to surrounding properties, the existing single storey building maintains an 8.5m gap to the closest adjacent building to the south at no. 85 Southampton Street where an existing vehicular access/parking area is located but is sited directly on the boundary of the adjacent cleared site to the north where historically a terrace of buildings continued around the corner on to Crown Street. As set out in the Introduction section of this report the site on the corner of Crown Street is allocated for residential development under Policy CR14j. It is therefore important that the development of the application site does not fetter the ability of the adjacent allocation site to come forward in a suitable manner at a later date.

- 6.11 The general character of the street is mixed albeit terraced properties are predominant so spaciousness and gaps between properties within the street is limited. The proposed building would remove the gap to no. 85 to the south and would directly adjoin this building, but at single storey level only, providing an entrance to the proposed bin store and removing the vehicular access. This single storey element would be set closer to the site frontage than the rest of the building albeit still retaining a 2m set back from the pavement and a 1m set back from the front elevation of no. 85 and as such would still demonstrate a good level of visual subservience to the existing adjacent building. Above ground floor level it is proposed to provide a separation of 2m to the blank flank wall of the frontage building of no. 85. This separation, combined with the proposed set back of the building from the street frontage and reduced massing of the proposal in this area, is considered to provide a level of spaciousness appropriate to that found elsewhere within the street. Whilst the existing building is set directly on the boundary with the cleared site to the north, this is in the context of a single storey building. The proposed building would have staggered north flank elevation but at its closest would be set 1.6m from the boundary.
- 6.12 In terms of siting and separation to adjacent buildings the proposals are, combined with the proposed set back of the building from the street frontage and level of massing proposed, considered to provide a level of spaciousness appropriate to that found elsewhere within the character of the street.
- 6.13 The view north down Southampton Street from Whitley Street towards the Grade II Listed St Giles Church past the application site is identified as a significant view with heritage interest within the Borough (see photograph below).



Designated View of Heritage Significance looking north down the hill along Southampton Street towards to St Giles Church from Whitley Street

- 6.14 Policy EN5 (Protection of Significant Views with Heritage Interest) seeks that the new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance. The scale and siting of the proposals set back 4m from the Southampton Street pavement would not impact upon the designated significant view with heritage interest.
- 6.15 In terms of detailed design the proposals adopt many of the design themes of the adjacent buildings at no. 85, 87 and 89 Southampton Street with white rendered finish to the ground floor level with red brick finish to upper floors and slate roof. White render and red brick also form the predominant character of the wider street-

scene and that of the series of listed buildings located close to the site on Southampton Street and around the junction with Crown Street and Pell Street. The development also includes further detailed design elements reflecting the character of nearby listed buildings including brick window header detail and string line brick course below the first and second floor level front and rear windows. The proposals also incorporate a small central step/recess in the profile of the front elevation of the building up to roof level which assists in breaking up the width of the front elevation of the building.

- 6.16 The proposed frontage landscaping within the area created by the set back of the building from the Southampton Street frontage is also considered a positive feature of the scheme in terms its contribution to the visual amenity and greening of the street-scene and also softening view of the proposed built form. The landscaping indicated on the proposed plans show low level shrub and hedge planting to the site frontage either side of the central servicing bay and in front of the ground floor windows to the front of the building which also helps to provide defensible spaces in front of the ground floor front facing habitable room windows of the development. Planting of two new trees is also indicated either side of the servicing bay. Katesgrove Ward within which the application site is located is designated as being an area of low tree canopy cover within the Reading Tree Strategy (2021), whilst the Strategy also identified Southampton Street as a designated Treed Corridor and within an AQMA and therefore the addition of trees in this location is welcomed in terms of reinforcing the Treed corridor and increasing canopy cover in central Reading. Furthermore, the planting of three more trees is also indicated within the proposed landscaped communal rear garden.
- 6.17 Overall it is considered that the proposals are of suitable design quality and would contribute positively to the character of the surrounding area, setting of adjacent listed buildings and conservation area and preserve their settings. It is considered that the proposals would represent an enhancement to the area when compared to the existing building and would accord with policies CC7, EN1, EN5 and EN6.

Unit Mix and Affordable Housing

- 6.18 Policy CR6 (Living in Central Reading) that residential development in the Central Area is required to contribute towards a mix of different sized units and that ideally this should be in the form of a mix of one-, two- and three-bedroom units. The policy goes on to state that as a guide, in developments of 15 dwellings or more, a maximum of 40% of units should be one bed and studios and a minimum of 5% of units should be at least three bed. The proposed unit mix of 7 x one-bedroom flats (37%), 11 x two-bedroom flats (58%) and 1 x three-bedroom flat (5%) would be policy compliant in this respect.
- 6.19 Policy H3 (Affordable Housing) states that development proposals of ten or more dwellings are required to provide 30% of the total number of dwellings as affordable housing which in this instance is 5.7 dwellings, which would equate to 5 dwellings with an equivalent financial contribution to make up the full policy requirement. Policy H3 goes on to state that in all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.
- 6.20 The Applicant has submitted a viability appraisal as part of the application which concludes that it is not viable for the development to provide or contribute towards affordable housing. The viability appraisal has been independently reviewed by the both the Council's external viability consultant and in house Valuer who both

confirmed that they concur with the findings of the viability appraisal and agree that it is not viable for the development to provide any on-site affordable housing units nor an upfront financial contribution. However, the Applicant has agreed to provide a contribution, in the event that the development realises a profit which was not foreseen in the projected overall future value of the scheme. This would be a deferred payment mechanism to be secured by way of a section 106 legal agreement which would ensure that the Council would receive an equal share of any surplus developer profit above 17.5% of the Gross Development Value of the development.

- 6.21 Subject to completion of a section 106 legal agreement as outlined above the proposals are considered to comply with the requirements of Policy H3.

Amenity of Surrounding Occupiers

- 6.22 Policy CC8 (Safeguarding Amenity) seeks to protect the amenity of existing surrounding occupiers. Policy EN15 (Air Quality) and Policy EN16 (Pollution and Water Resources) seeks to protect surrounding occupiers from the impact of pollution.
- 6.23 The closest existing occupiers to the application site are nos 85 and 87 Southampton Street located adjacent to the site to the south. No. 87 is in office use but has been granted prior approval (ref. 220204) for an additional storey to provide 1 x two-bedroom flat. No. 85 has been converted to residential use and 6 x one-bedroom flats under prior approval consent ref. 151145. A daylight/sunlight report has been submitted with the application which assess the impact of the proposed development on these adjacent properties. The report has been independently reviewed by the Building Research Establishment (BRE) on behalf of the Local Planning Authority, who have concluded that loss of daylight to most of the existing properties would be within the BRE guidelines. Whilst there are some lower floor windows at 85 and 87 Southampton Street that would not meet the BRE guidelines for vertical sky component, these are to non-domestic spaces. All windows to residential rooms appear to have met the BRE guidelines for vertical sky component. As such, any loss of daylight to existing nearby dwellings is classed as negligible.
- 6.24 In terms of sunlight BRE conclude that sunlight to all neighbouring south facing windows would be within the BRE guidelines and that overall, there would be a negligible impact on sunlight. In addition, adjacent outdoor amenity areas have also been assessed and BRE confirm sunlight to these spaces would meet BRE guidelines and class any loss of sunlight to these spaces as negligible.
- 6.25 No. 85 Southampton Street which contains six flats is located directly on the boundary with the application site and presents a blank three storey brick façade with no side facing windows. The flats to no. 85 have windows to the front and rear elevations of the building only. The proposed development would project 8m beyond the rear of no. 85. Whilst the proposals may result in a degree of visual overbearing impact to the rear windows of no. 85 the rear of this building is already compromised by the presence of no. 87 located only 4m away directly to the rear. The proposed building would also retain a separation to the shared boundary of between 1.6m and 2.4m and the flats whilst retaining outlook to the rear as existing. Furthermore, it is not reasonable for no.85 to rely on outlook from across neighbouring land.
- 6.26 The proposed development does include side facing flank windows facing towards the site of no. 85 however these are high level windows located above 1.7m from the internal floor levels of the flats such that no undue overlooking or loss of privacy is considered to result. In addition, and as discussed above, BRE have confirmed that

impact on neighbouring properties in terms of daylight and sunlight would be negligible and over Officers conclude that the development would not result in any significant adverse impact on the residential amenity of no. 85.

- 6.27 No. 87 Southampton Street is located to the rear of the adjacent site behind nos 85 and 89. The building is in office use, but as discussed above it has prior approval consent for a single storey roof extension to provide two residential flats, albeit the lower floors do not have consent and would remain as office accommodation. No. 87 has office windows to its south facing elevation looking towards the site of no. 95-107 Southampton Street, to its west elevation looking towards no. 85 and to its north elevation looking towards the application boundary. The windows to the north elevation looking towards the application site are positioned 3.5m from the shared boundary and would be located 6m from the south flank wall of the proposed application building.
- 6.28 Whilst, similar to the relationship with no. 85, the proposed building may result in a degree of visual overbearing to the facing windows of no. 87 the lower floors which would be most impacted are currently in office accommodation and therefore amenity considerations are not material. Furthermore, the proposed building would project in front of around half of the north flank window of no. 87 with the other half retaining outlook past the rear of the proposed development in the part of the site where the communal amenity space is proposed to be located. The separation of the proposed north flank windows to the site boundary and proposed development is also a very similar relationship to the existing relationship of no. 87 to the opposite south elevation which has windows which face on to the five-storey building at no. 95-107 Southampton Street.
- 6.29 In terms of privacy and overlooking impacts the relationship of the proposed building with no. 87 is also very similar to that with no. 85 with high level windows only facing towards the adjacent site such that no undue overlooking or loss of privacy is considered to result. BRE also note that, again as with no. 85, the impact of the proposals in terms of daylight sunlight would be negligible and overall, Officers conclude that the development would not result in any significant adverse impact on the residential amenity of no. 87.
- 6.30 As discussed in the Introduction section of this report the adjacent vacant and cleared site to the north on the corner of Southampton Street and Crown Street is allocated for residential development for an indicative 13 to 19 dwellings under Policy CR14j. Therefore, it is important to assess the impact of the proposed development on this adjacent allocated site to ensure that any future development in line with the site allocation policy would not be prejudiced. In this respect, the proposed building would present a staggered north flank elevation located 1.6m from the shared boundary at its closed point. Areas of soft landscape planting are proposed on the boundary close to the front of the site with Southampton Street and off the boundary but along the proposed building's edge further to the rear of the flank elevation along the boundary. Officers note comments submitted by RBC Asset Management that the proposals would adversely impact on daylighting to any future development on the adjacent allocated site. However, it is considered that the proposed development would provide an appropriate level of spaciousness for any development on the adjacent site which would be reflective of spaciousness and gapping that forms the character of Southampton Street and that to which is expected within a town centre location where daylight and sunlight receipt may not be as optimal as in lower density more suburban locations.
- 6.31 Whilst series of upper floor side facing windows are proposed which would face towards the adjacent site these would be high level windows with each rooms served by such a window also served by a front or rear facing window. In this respect it is

considered that the proposed development would not result in any unacceptable overlooking or privacy impacts upon future development of the adjacent site.

- 6.32 The site to the rear (east) of the application site at no. 9 Upper Crown Street was recently subject to a planning application to demolish the existing data storage building and roof top car park and replace this with a three-storey building to provide 46 residential units. This application was refused for a variety of reasons but nonetheless, Officers are satisfied that the proposed development provides sufficient separation to the rear (east) boundary of the site (9m) such the residential amenity of future occupiers of the development would not be unduly impacted by any future development to the rear.
- 6.33 Whilst the proposed residential use of the site for nineteen dwellings would likely be an intensification above the former funeral care sales use, it is not considered that the number of units proposed, particularly given the development would be car free, would result in an overall unacceptable level of associated noise and disturbance in terms of comings and goings to and from the site and on-site activities associated with a residential use.
- 6.34 Conditions are also recommended to secure a construction method statement including noise and dust control measures and adherence to the Councils standard working hours for construction activities to ensure surrounding occupiers are not unduly impact by proposed construction activities.
- 6.35 In terms of the amenity of surrounding occupiers the proposals are considered to accord with Policies CC8, EN15 and EN16.

Standard of Accommodation for Future Occupiers

- 6.36 Policy CC8 (Safeguarding Amenity) seeks to protect the amenity of future occupiers. Policy EN15 (Air Quality) and Policy EN16 (Pollution and Water Resources) seeks to protect future occupiers from the impacts of pollution. Policy H5 (Standards for New Housing) sets out the standard to which all new build housing should be built. In particular new housing outside of the defined Reading Central Area should adhere to national prescribed space standards. Policy H10 (Private and Communal Outdoor Space) seeks that residential developments are provided with adequate private or communal outdoor amenity space.
- 6.37 Policy H5 requires all new building housing located outside the Central Area to comply with the nationally prescribed space standards. Whilst the application site is located within the Central Area it is welcomed that all of the proposed flats would accord with the space standards. All proposed habitable rooms are served by at least one front or rear facing window and are considered to be served by suitable outlook.
- 6.38 A daylight/sunlight assessment has been submitted with the application which has been independently reviewed by BRE who conclude that 75% of the rooms proposed within the development would achieve the target level for receipt of daylight (Average Daylight Factor). BRE also notes that the majority of kitchens within the development would have their own window which is often not the case in many modern developments of flats. BRE have also assessed receipt of sunlight to the proposed flats and concluded that of the nineteen flats proposed, twelve have a living room window facing within 90 degrees of due south. Eight of these units would meet target sunlight levels noting that the existing buildings to the south of the south (no.s 85, 87 and 89 Southampton Street) are significant in restricting the site's access to the sunlight which is not uncommon for development within the town

centre. Overall, it is considered that receipt of daylight/sunlight to the development would be adequate.

- 6.39 As discussed above, no. 87 Southampton Street, located 6m away to the south adjacent to the application site, has prior approval consent for a fourth storey upward extension to create two residential flats. At the time of writing this report the prior approval consent has not been implemented. Given all rooms within the proposed development are reliant upon front and rear facing windows for outlook and their main source of daylight and sunlight, Officers are satisfied that if the prior approval consent for the additional storey was built then this would not unduly impact upon the residential amenity of future occupiers of the proposed development.
- 6.40 As discussed above the adjacent vacant and cleared site to the north on the corner of Southampton Street and Crown Street is allocated for residential development for an indicative 13 to 19 dwellings under Policy CR14j. BRE notes the future development of this adjacent site could further reduced receipt of daylight and sunlight to the proposed development. However, Officers note that whilst there are side facing windows within the proposed development these are small high-level windows (for privacy purposes to the adjacent site to prevent direct overlooking) with each rooms served by a high-level side facing window also served by a rear facing window. Therefore, Officers are satisfied that future development of the adjacent on the level of that envisaged by the site allocation policy would not result in unacceptable level of impact upon receipt of daylight and sunlight to the proposed development. Officers note comments received from RBC Asset Management who identify that the daylight sunlight report assessment submitted with the application is done so on the basis of all side facing windows above ground floor level being clearly glazed when these are shown as obscure glazed on the proposed plans. It is confirmed that amended plans have been submitted confirming that the side facing windows would be clear glazed. As discussed above, given the high-level nature of the side facing windows to the upper floors (located above 1.7m from the internal floor levels) this would be sufficient to prevent any undue overlooking or loss of privacy to and from the proposed development.
- 6.41 Policy H10 requires that residential development is served by the adequate private or communal amenity space that is reflective of the provision and character of such spaces in the surrounding area. Many flatted developments nearby are served by no or limited levels of amenity space, whilst the proposed development would be served by a good sized 200sqm area of landscaped communal amenity space to the rear. Policy H10 acknowledges that flats located close to the town centre may not be able to provide high levels of dedicated amenity space and given the site's central location close to public recreation and leisure facilities, Officers are satisfied that the communal amenity space proposed is sufficient to serve the development.
- 6.42 In terms of noise impacts the development is located within close proximity to Southampton Street which is one of the main vehicular routes into the town centre and therefore traffic noise is particular issue. A noise assessment has been submitted with the application and Environmental Protection Officers are satisfied that the glazing specification and mechanical ventilation proposed demonstrates that future occupiers of the flats would subject to acceptable internal noise levels. The site is also located within an AQMA (Air Quality Management Area) and an air quality assessment has been submitted with the application which concludes that the air quality levels measured nearby by are below the limit values which would trigger the need for further mitigation. However, Environmental Protection Officers have advised that the recorded levels are only slightly below the limit value and therefore, as a precaution a condition is recommended to scheme a scheme of air

quality mitigation to be submitted and approved by the LPA. Given the air quality levels are technically within the limit, it is likely that such mitigation could be achieved via filters to the proposed mechanical ventilation system.

- 6.43 An integral secure ground floor bin store is proposed to the front of the building on the south flank elevation accessible from Southampton Street. A condition is recommended to secure details of vermin and pest control measures for the bin store.
- 6.44 The adjacent site to the north at no. 9 Upper Crown Street which is currently in use as a data storage facility and roof top car park is on the site of a former factory and therefore conditions are attached to secure submission and approval of a contaminated land assessment and remediation scheme prior to commencement of development on the application site.
- 6.45 The proposals are considered to accord with Policies H5, H10, EN15, EN16 and CC8. Sustainability
- 6.46 Policy CC3 (Adaption to Climate Change) seeks that proposals should incorporate measures which take account of climate change. Policy H5 (Standard for New Housing) seeks that all major new build residential development is built to zero carbon homes standards, which as per the adopted Sustainable Design and Construction SPD (2019) requires development to achieve a minimum 35% improvement above the dwelling carbon emission rate target defined in Building Regulations with a financial contribution to off-set the carbon performance of the development to zero. Policy CC4 (Decentralised Energy) states that developments of 10 dwellings or more where there is existing decentralised energy provision present within the vicinity of the site, will be expected to link into the existing decentralised energy network or demonstrate why this is not feasible.
- 6.47 The application is accompanied by an Energy and Sustainability Statement which sets out the development is projected to achieve a 45.5% improvement above the dwelling carbon emission rate target defined in the 2013 Building Regulations which would accord with the requirements of Policy H5. Submission and approval of a design stage assessment confirming the development has complied with the projected carbon performance would be secured by way of condition whilst the Applicant has agreed to a s106 obligation to secure a financial contribution to off-set carbon emissions to zero.
- 6.48 The submitted Energy and Sustainability Statement sets out that a key part of the projected carbon performance of the development is the incorporation of new on-site decentralised energy provision in the form of air source heat pumps (ASHP's). Whilst Policy CC4 only stipulates that on-site decentralised energy provision is required to be provided for larger schemes of more than twenty new residential units the provision of the on-site ASHP's is welcomed and is a benefit of the proposed development which would also accord with the Council's adopted Sustainable Design and Construction SPD which states that ASHP's are one of the preferred forms of decentralised energy provision within new development. Whilst the SPD does set out that ground source heat pumps (GSHP's) are preferred over ASHP's, Officers are welcome ASHP's in this case, given there is not a policy requirement to provide such decentralised energy in this instance and, as discussed above, given ASHP's are still a supported approach to reducing energy demand. It is noted in the Applicant's Energy and Sustainability Statement that the relatively modest size of the application site may be a barrier to use of GSHP's.

- 6.49 It is also proposed that the development would incorporate a range of design measures to in response to Policy CC3 (Adaptation to Climate Change) including being car free and providing dedicated cycling parking, a SuDS scheme to improve drainage conditions across the site, landscaping scheme incorporating native species planting and building materials with high thermal efficiency.
- 6.50 The proposals are considered to accord with Policies CC3, CC4 and H5.

Transport

- 6.51 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.
- 6.52 Southampton Street (A327) is a one way (South to North) main transport corridor and the application site is located within Zone 2 of the Revised Parking Standards and Design SPD, i.e. the primary core area but on the periphery of Zone 1, the central core area, which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. The site is well connected with a high level of public transport accessibility and access to public car parks.
- 6.53 In accordance with the Borough's Parking Standards and Design SPD, the development requires car parking provision of 1 space per 1-2 bed flat, and 1.5 spaces per 3 bed flat. Visitor parking is usually also required at a ratio of 1 space per 10 dwellings. However, in this instance the development is proposed to be car free. Southampton Street and the surrounding road network all have parking restrictions preventing on-street parking. Double yellow lines run along the front of the development preventing on street parking and a residential parking permit scheme operates in roads in close proximity to the site. A planning condition would be applied to the planning permission to prevent any future occupants of the proposed flats from obtaining residents and visitor parking permits for the surrounding residential streets where parking is under considerable pressure. Given the above and the sites proximity to the town centre and public transport links a car free development is considered to be acceptable in this instance.
- 6.54 Whilst the proposals would be car free, servicing and delivery provision for the development needs to be considered given the parking restrictions in place on Southampton Street. In this respect it is proposed to provide a single servicing bay in front of the development access via separate 'in' and 'out' dropped kerbs from Southampton Street which is a one-way road. RBC Transport Officers are satisfied with the servicing bay and accesses proposed. An obligation for the developer to enter into a section 278 agreement for works to the highway is proposed to upgrade the full length of the footway outside the development to be able to withstand heavy goods vehicles that are likely to utilise the servicing bay.
- 6.55 In accordance with the Parking Standards and Design SPD, the development is required to provide 1 cycle parking space per one- or two-bedroom flats and 1.5 cycle parking spaces per three-bedroom flats which equate to a required total provision of 19.5 cycle parking spaces for the development. The proposals include provision of 20 cycle parking spaces within a covered and secure building located to the rear of the development within the communal garden. The cycle storage would be accessible via a pathway along the north boundary of the site as well as through the central communal core of the building. The cycle parking provision of the development is acceptable and provision of this would be secured by condition.

- 6.56 The development also includes a secure and covered dedicated bin store and collection area located to the south of the site at the front of the building. This is located conveniently in relation to the proposed front servicing bay for the development and is considered to be acceptable. Provision of the bin store would be secured by way of condition.
- 6.57 A condition is also recommended to secure submission, approval and implementation of a construction method statement prior to commencement of development to mitigate the impacts of the construction of the proposed development on the surrounding highway network.
- 6.58 The proposals are considered to accord with Policies TR1, TR3 and TR5.

Natural Environment

- 6.59 Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable. Policy EN14 (Trees, Hedges and Woodland) states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. Policy CC7 (Design and the Public Realm) sets out that good design should incorporate appropriate landscaping.
- 6.60 This site is located within the Air Quality Management Area and Southampton Street is a designated Treed Corridor as set out in the RBC Tree Strategy (2021). The Tree Strategy also identifies Kategrove Ward, within which the site is located, as a ward of low tree canopy cover. There are no existing trees on the site.
- 6.61 The proposed plans show planting of two trees, hedge and shrub planting to the site frontage on Southampton Street as well as planting of three trees, shrubs and grass within the proposed rear amenity space. A biodiverse green/brown roof is also proposed to the main roof to the building as well as to the cycle store within the rear amenity space.
- 6.62 The RBC Natural Environment Officer is satisfied with the tree species proposed to be planted. To the site frontage, two 'heavy standard' sapling trees are proposed (*Carpinus betulus* 'Frans Fontaine' which are a narrow tree species related to a Hornbeam. Given the location of the frontage trees within the set back of the building from Southampton Street either side of the proposed servicing bay, this narrow/upright species is considered an appropriate choice. The tree species proposed to be provided within the rear amenity space are also considered to be acceptable (*Amelanchier lamarckii* and *Pyrus calleryana* 'Chanticleer') which whilst non-native are 'bee-friendly' trees and provide wildlife value as well as being an appropriate size for the available space. Details of tree pits as well as a detailed specification of all planting and maintenance management arrangements are to be secured by way of condition. The proposed landscaping and tree planting is considered acceptable in the context of the site's location within a treed corridor and area of low tree canopy cover as set out in the Reading Tree Strategy (2021).
- 6.63 The application is accompanied by a bat survey report which concludes that the current building does not host roosting bats. The survey has been reviewed by the Local Planning Authority's (LPA) Ecological Adviser who is satisfied with the

conclusions of the report and agrees that the survey has been carried out to an appropriate standard. Whilst the site does not have any current biodiversity value, Policy EN12 sets out that development should provide a net gain for biodiversity wherever possible. In this respect the application proposes to provide eight swift boxes and integrated bat boxes within the development as well as green/brown biodiverse roofs to the main building and cycle store and native landscape planting. The LPA's Ecological Adviser is satisfied with these proposed measure and that they would provide for a biodiversity enhancement on the site, full details of the bird and bat boxes, green/brown roofs and landscaping are to be secured by condition.

6.64 The proposals are considered to accord with Policies EN12, EN14 and CC7.

Archaeology

6.65 Policy EN2 (Areas of Archaeological Significance) requires that developments proposals should identify and evaluate sites of archaeological significance and remains should be either preserved in situ or if not possible, excavated, investigated and recorded.

6.66 An Archaeological Statement was submitted with the application which sets out that the site is located within an area with potential for medieval and post-medieval remains. Berkshire Archaeology have reviewed the Archaeological Statement and agree with its conclusions that a scheme of evaluative archaeological works is required including a trial trench which would then inform if any archaeological mitigation is required. Details of a written scheme of archaeological investigation are to be secured by way of condition. .

6.67 The proposals are considered to accord with Policy EN2.

Other

Employment Skills and Training

6.68 Policy CC9 (Securing Infrastructure) seeks that development that would result in employment should provide mitigation in line with its impacts on labour and skills. As a major category residential development and in line with the adopted Employment Skills and Training SPD (2011), the development is expected to provide a construction phase employment and skills plan to demonstrate how it would benefit the local employment market or an equivalent financial contribution towards local skills and training. The Applicant has indicated that they intend to provide a financial contribution towards local skills and training to be secured by way of the section 106 legal agreement. In accordance with the SPD this contribution would be £3, 380.

Community Infrastructure Levy

6.69 The proposed development has a gross internal area of 1, 352.1 sq.m which equates to a potential levy of £211, 252.

Equalities Impact

6.70 When determining this application, 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 have or will have different needs, experiences, issues and priorities in relation to the planning application. Therefore, in terms of the key equalities protected

characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Conclusion

- 7.1 The proposed development is considered acceptable in principle and in respect of design, layout and character of the area, transport matters, landscape, ecology, residential amenity, sustainability and other matters. In respect of heritage matters, the proposals by way of their siting, massing and detailed design are considered to preserve the setting of the surrounding Grade II listed buildings at no.s 92-100 and 106 Southampton Street and no. 63 Southampton Street and 50 Crown Street as well as that of the Grade II* listed buildings at no. 72-86 Southampton Street and to preserve views into the nearby Market Place / London Street Conservation Area. The development is considered to adhere to the relevant policies of the Development Plan as set out in the Appraisal section of this report above. The application is therefore recommended for approval, subject to conditions and completion of a section 106 legal agreement as set out in the recommendation box at the top of this report.

Drawings and Documents Considered Submitted:

- Drawing ref. PD03 Rev M - Proposed Elevations
Received by the Local Planning Authority on 24th August 2022

- Right of Light Consulting Daylight and Sunlight Report (Within Development) ref. (F-ROL-046) 2.6
- Right of Light Consulting Daylight and Sunlight Report (Neighbouring Properties) ref. (F-ROL-045) 2.3
Received by the Local Planning Authority on 27th January 2022

- Drawing ref. PD02 Rev O - Proposed Plans
Received by the Local Planning Authority on 4th January 2022
- Drawing ref. PD01 Rev M - Proposed Ground Context
Received by the Local Planning Authority on 13th December 2021

- TSA Ecology Bat Presence / Likely Absence Report
Received by the Local Planning Authority on 31st January 2022

- Groundsure Premier Utilities Report ref. 607505 Issue no. 1
Received by the Local Planning Authority on 15th October 2021

- ALB Planning Design & Access Statement
- Drawing ref. CM/21448/P - Floor & Site Plan (Existing)
- Drawing ref. CM/21448/ELE - Elevations (Existing)
- HCUK Heritage Statement ref. 6406B
- HCUK Archaeological Appraisal ref. ref. 6406
- KP Acoustics Noise Impact Assessment Report ref. 21739.NIA.01 Rev. B
- ALB Planning Statement ref. 75-81 Southampton Street, Reading RG1 2QU
- Perfect Property Developments Ltd SuDS Report ref. WHS1886 Version no. 2
- Vectos Transport Statement ref. 205626 Issue no. 4
- XCO2 Air Quality Assessment ref. 9.624 Version no. 2.0
- XCO2 Energy & Sustainability Statement ref. 9.624 Version 0.3
- Location Plan ref. BK423583
Received by the Local Planning Authority on 1st October 2021

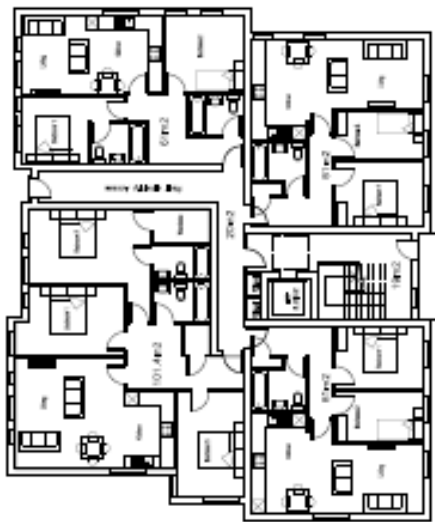
Case Officer: Matt Burns

Plans and Drawings:



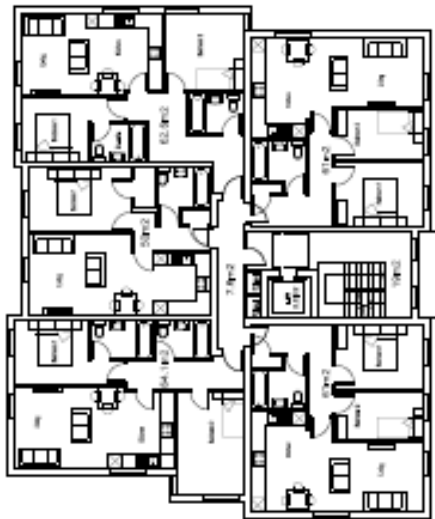
Proposed Site Plan

Proposed Floor Plans

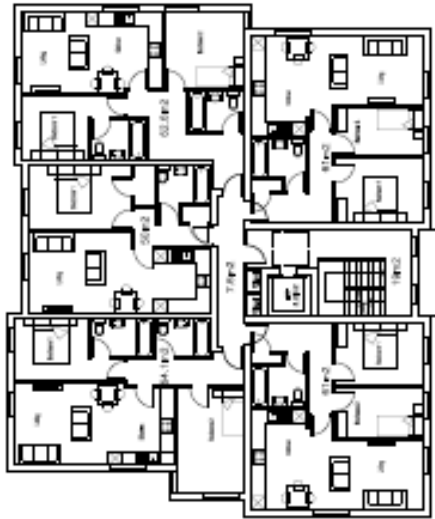


PROPOSED GROUND FLOOR
 1x2bed 3beds.
 41 Beds

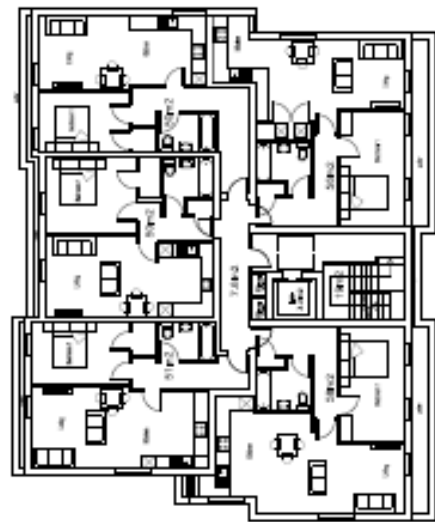
32 Beds Total: 1x3 Bed, 11x2 Bed & 1x1 Bed



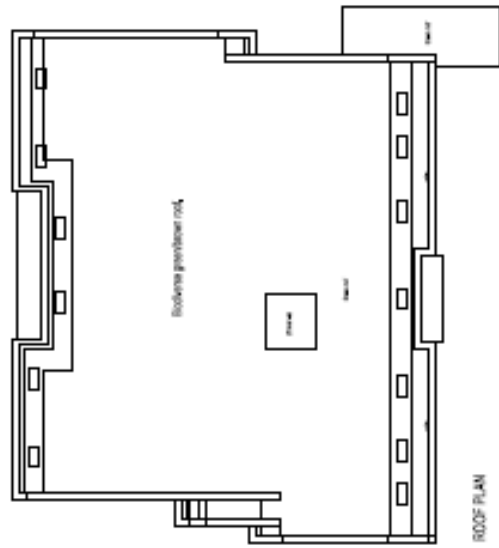
PROPOSED FIRST FLOOR
 1x1bed 1beds.
 5 Beds



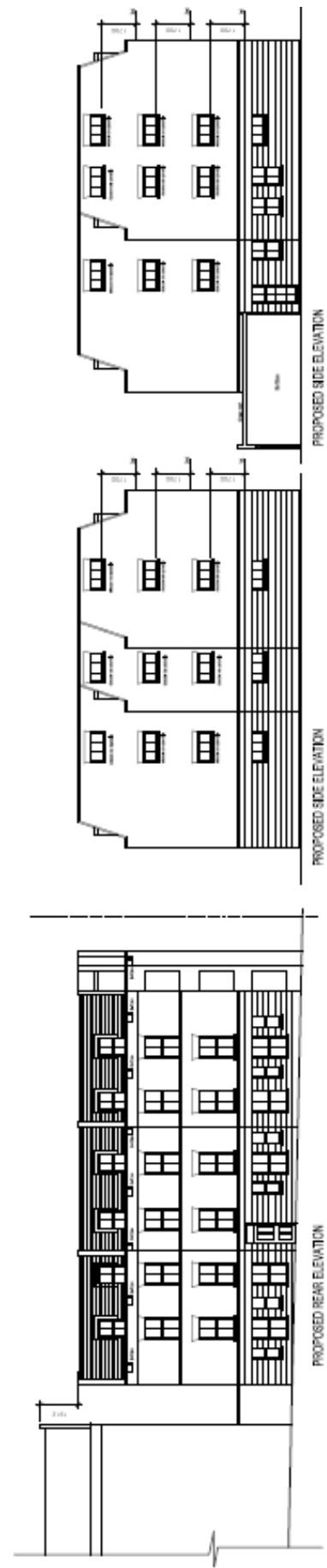
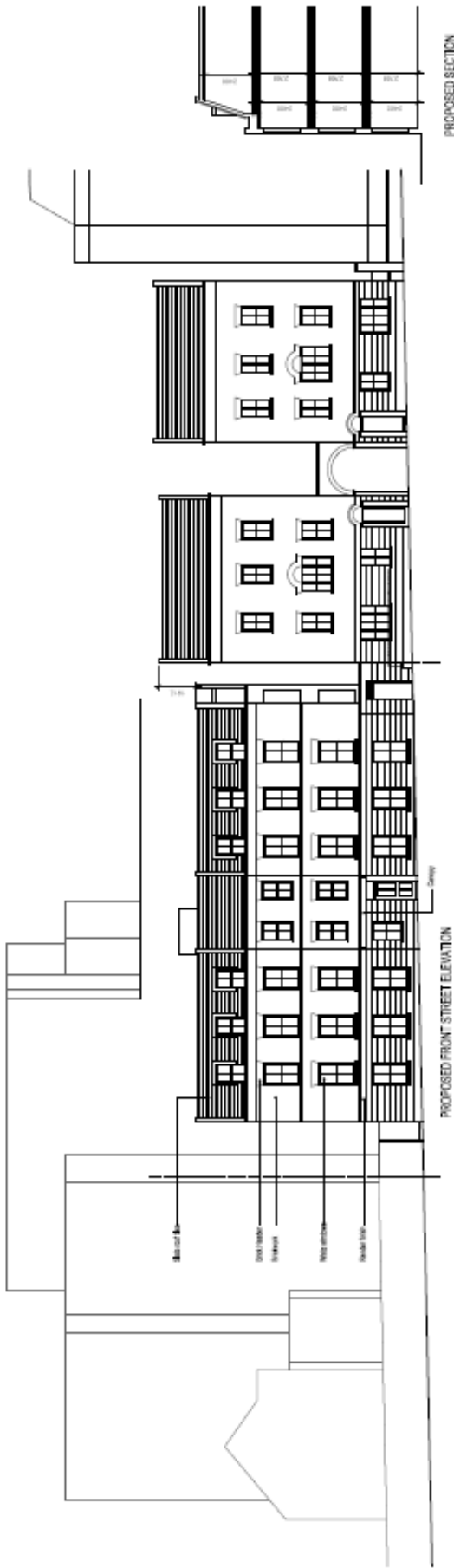
PROPOSED SECOND FLOOR
 1x1bed 1beds.
 5 Beds



PROPOSED THIRD FLOOR



ROOF PLAN



Proposed Elevations



Proposed Visual Looking North Along Southampton Street