

## UPDATE REPORT

<b>BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b> <b>READING BOROUGH COUNCIL</b> <b>PLANNING APPLICATIONS COMMITTEE: 11<sup>th</sup> January 2023</b>	<b>ITEM NO. 7</b> Page: 39
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**Ward:** Abbey

**Application No.:** 221446

**Address:** Soane Point, 3-10 Market Place, Reading, RG1 2EG

**Proposals:** External works to existing building, including partial replacement of the existing facades fronting Market Place and Abbey Square alongside other external works to the building, set back single-storey extension above part of block fronting Market Place, part two part three storey extensions above other blocks, and conversion and alterations to ground floor reception and car parking area, together the works will deliver 38 new homes and (internal and external) residential amenity areas with associated car parking

**Applicant:** Tene Living (Reading) Ltd

**13 Week Target Decision Date:** 26/12/2022    **Extension of Time Date:** 10/02/2023

### RECOMMENDATION:

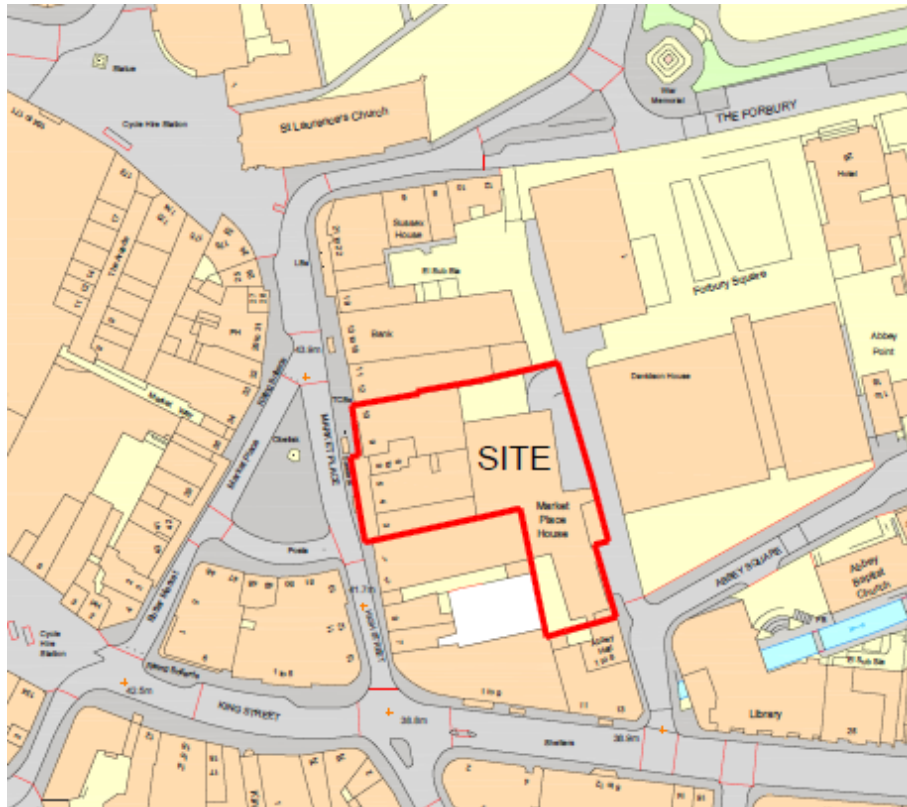
**As per the main agenda report but with the following amendments to the recommended conditions:**

- 5. ~~Pre-Commencement~~ **Pre-Occupation** submission and approval of details of cycle parking
- 12. Control of construction hours (0800-1800 Mon-Fri, ~~0900-1300~~ **0800-1300** Sat & not on Sundays or Bank Holidays)
- 24. ~~Pre-Commencement~~ **Pre-Occupation** submission and approval of design of gates to Abbey Square
- 26. ~~Pre-Commencement submission~~ **Pre-Occupation** submission and approval of a security strategy

All Pre-Commencement Conditions have been agreed with the Applicant

## 1 Location Plan

- 1.1 An incorrect version of the Location Plan for the application site is shown at the end of the Introduction section of the main agenda report which does not correctly overlay all of the application building. The Location Plan submitted with the application is shown below which correctly overlays the application site.



Location Plan

## 2 Recommended Conditions

- 2.1 Proposed conditions no. 5 (submission and approval of cycle parking specification), no. 24 (submission and approval of the design of the gates to Abbey Square) and no. 26 (submission and approval of a security strategy) are amended to require submission and approval of the relevant details prior to occupation of the development rather than prior to commencement of the development on site. All three conditions would still require the submitted details to be implemented and provided on site prior to occupation of the development. This is because these matters are not considered so fundamental to the development overall that they would preclude the development starting on site whilst these matters are agreed and then implemented prior to its occupation.
- 2.2 Proposed condition no. 12 which refers to permitted working hours for noisy construction work and construction related deliveries is amended to allow such activities between 0800 and 1300 hours on Saturdays as opposed to 0900 to 1300 hours to align with the Local Planning Authority's standard permitted construction working hours.

## 3 Main Agenda Report Corrections (~~deleted text struck-through~~ and new text in *italics*):

- 3.1 Paragraph 2.2 which summarises the proposed development is amended as follows:

- Retention of existing retail units at street level to Market Place;
- Comprehensive redesign and reconfiguration of external envelope of the building;
- Roof extensions to the building of between one and three storeys;
- Creation of easily-identifiable pedestrian entrances into the site from Market Place and Abbey Square;
- Conversion of ground floor car parking to residential amenity space and ~~relocation~~ *retention* of parking provision to basement level;
- Retention and re-landscaping of the existing central courtyard; and
- Creation of a network of ~~connected~~ landscaped roof terraces

3.2 The following drawing revision numbers are also corrected to reflect those upon which the application has been assessed:

- Proposed Fourth Floor Plan (Drawing Reference: 0404 ~~P3~~ P4)
- Proposed Site Plan (Drawing Reference: 0410 ~~P3~~ P4)
- Proposed Roof Plan (Drawing Reference: 0407 ~~P3~~ P4)
- Proposed East Elevations 4/6 (Drawing Reference: 0423 ~~P3-P4~~)
- Proposed Elevations 1/6 (Drawing Reference: 0420 ~~P3~~ P4)
- Proposed Elevation Detailing (Drawing Reference: 0426 ~~P3~~ P4)

3.3 Paragraph 6.15 of the main agenda report incorrectly refers to 18 proposed two-bedroom units when the correct number is 19. The unit mix is correctly described in the table under paragraph 2.4.

3.4 Paragraph 6.27 of the main agenda report incorrectly refers to St Laurence's Church as being a Grade II listed building. This should state that the church is a Grade I listed building. The church is correctly referred to a Grade I listed elsewhere within the report.

3.5 There is a typographical error in the last sentence of paragraph 6.39 of the main agenda report which is corrected as follows: This tight ~~knigt~~ *knit* layout and pattern of frontages is considered to be key to the significance of the Conservation Area.

3.6 Paragraph 6.47 of the main agenda report refers to the external finish of the ground floor façade of the building to Abbey Square as being re-rendered when this should state that this ground floor elevation would be finished in grey brick cladding. As with the other proposed materials full specification of the proposed brick type would be secured by way of condition.

3.7 Paragraph 6.73 of the main agenda report incorrectly refers to discussion earlier in the report in paragraph 6.51, this should instead refer to paragraphs 6.60 to 6.62.

#### 4 Other

4.1 The Applicant has provided three higher quality CGI's visuals of the proposals when viewed from Market Place and Abbey Square which are attached at the end of this update report.

Case Officer: Matt Burns



Proposed CGI view from Market Place



Proposed CGI view from Market Place



Proposed CGI view from Abbey Square