

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29 March 2023

Ward: Abbey

Application No.: 221563/FUL

Address: 1 Epping Close, Reading

Proposals: Proposed demolition of 8 garages and construction of 2 x 3 bedroom residential units.

Applicant: Metrus Ltd

Deadline: 28th March 2023

RECOMMENDATION:

As per the main agenda report

1. Additional Information

- 2.1 Paragraph 7.35 of the main agenda report states that it is not known who the garage units proposed to be demolished are leased to. Since the publication of the main agenda report, information has been provided confirming that 6 of the 8 garages are leased directly to residents of Epping Close, with names provided to the Planning Department. A proportion of these garages are utilised for car parking, as well as storage.
- 2.2 Further to the above, the Council's Transport Manager has confirmed that the loss of the garages and existing parking, which is clearly associated with residents of Epping Close, cannot be supported as this will create an increased demand on the local Highway network. This strengthens the concern raised over the loss of the garages and the reason for refusal in this respect remains as per reason for refusal 6 in the main agenda report.

2. Typographical Error

- 2.1 Paragraphs 7.5 and 7.6 of the main agenda report make reference to the NPPF 2019. It is clarified that this should refer to the NPPF 2021. This does not affect any of the report content.

Case Officer: Ethne Humphreys