

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 21st June 2023

ITEM NO. 7

Page: 31

Ward: Emmer Green

Application No.: 220189/FUL

Address: 205-213 Henley Road & land to the rear of 205-219 Henley Road, Reading, RG4 6LJ

Proposal: Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

Applicant: Henley Road Ltd

Date Valid: 17/05/2022

Application target decision date: Originally 16/08/2022, but an extension of time has been agreed until 05/07/2023

26 week date: 14/11/2022

Recommendation:

As in main report.

1. Further public consultation response

1.1 In addition to section 4.16 of the original main report, a further response has been received in the past week. This amounts to be a further objection from a Henley Road address, from one of nine original objectors to the application. The further response raises the following points:

- Thankful to the committee/members for deferral and highlighting the many questions that remain unanswered:
 - o Massive reduction in tree canopy, green space and natural diversity
 - o Reduction in soakaways and increase in hard landscaping possibly giving rise to flood issues
 - o Possible inability of the water system to cope - understood that Thames Water were already struggling with the extra load created by the neighbouring 84 bed care home
 - o Site suitability given the slope, step issues and lack of wheelchair accessibility.
 - o Concerns about the accuracy of the calculated deficit given the variations identified.
 - o Lack of disabled parking & all EV charging points being associated with disabled spaces
- Likely that the developer will promise improvements at a later date, but concern these will not be verified (Officer response: various elements will secure further details via condition or legal agreement, which if not followed could lead to investigation by Planning Enforcement).
- Reiterate earlier concerns about:
 - o Increased traffic
 - o Increased pressure on local services
 - o Suitability of two buildings of this size and shape

- Location is not the most suitable - greenfield, semi-rural area, setting a precedent of creeping over urbanisation.

1.2 Officer comments: All matters are either responded to within the already published update report or the main report.

Case Officer: Jonathan Markwell