

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 21 June 2023	ITEM NO. 8 Page: 195
--	--------------------------------

Ward: Katesgrove

Application No.: 220385/FUL

Address: Trinity Hall, South Street, Reading

Proposals: Demolition of existing buildings and erection of 22 apartments.

Applicant: Mr Hardeep Hans

Application target decision date: Originally 10/11/2022; a formal extension of time until 24th August 2023 agreed

RECOMMENDATION:

As per the main agenda report

1. Additional Representation

1.1 Since the publication of the main agenda report, an additional letter of representation has been received, in support of the application, referencing the existing building being an eyesore and attracting anti social behaviour which negatively impacts the immediate surroundings.

2. Clarification

2.1 The “**Application target decision date**” at the top of the report states that the extension of time for the determination of the application is 23/6/2023. For clarification, upon review of amended plans, the agent was advised that the proposals remained unacceptable and that revised plans had not taken onboard feedback provided. The agent was advised that the application was recommended for refusal and a final extension of time until Friday 23rd June was suggested for the decision to be issued by unless the application was withdrawn. No direct response was received and the application was subsequently ‘called-in’ for determination at the Planning Application Committee meeting by Councillor Challenger. The previous extension of time was 28th April which lapsed.

3. Additional Information

3.1 The agent considers that CGIs of the proposals submitted with revised plans should have been presented to Councillors. For completeness, these are shown below:



3.2 It is the officer opinion that these CGI's only serve to demonstrate the dominance of the proposal and the overwhelming and unacceptable impact it would have on the street scene and Grade II Listed terrace.

3.3 The above does not affect any of the main agenda report content.

Case Officer: Ethne Humphreys