

06 December 2023



Reading
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Title	PLANNING APPLICATION REPORT
Ward	Battle
Planning Application Reference:	221345
Site Address:	Curzon Club, 362 Oxford Road, Reading, RG30 1AQ
Proposed Development	Outline Application for the demolition of existing buildings and erection of a building of up to five storeys containing 30 flats, ground floor retail space and associated parking, with landscaping reserved.
Applicant	City Wide Serviced Apartments Ltd
Report author	Tom Bradfield
Deadline:	27/01/2023
Recommendations	Delegate to the Assistant Director for Planning, Transport and Public Protection Services (AD PTPPS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement or (ii) to REFUSE permission should the Section 106 legal agreement not be completed by the 1st of February 2024 (unless officers on behalf of the AD PTPPS agree to a later date for completion of the legal agreement).
S106 Terms	As per 1 st November PAC Report
Conditions	As Per 1 st November PAC Report, with the exception of Condition 4, which is amended to widen the use class restriction from Class E to Classes E and F.2, and written in full below.
Informatives	As Per 1 st November PAC Report

1. Executive summary

- 1.1. The proposal is recommended for approval subject to a legal agreement and conditions as set out above and in the appended report.
- 1.2. The proposal would redevelop a vacant site within a District Centre. It would provide both market housing and policy compliant affordable housing. The proposals would have an appropriate design, ensure that there would be no unacceptable impact on neighbouring properties and provide suitable accommodation for future residents. The proposal would have no adverse transport impacts, be acceptable in terms of ecology, biodiversity and sustainability. The application is therefore recommended to the committee for approval.

2. Introduction

- 2.1. Determination of this application was deferred at Planning Applications Committee on 1st November 2023 in order to explore options for securing the possibility of community uses at ground floor level.

3. Assessment

- 3.1. In deferring the application, the Committee asked the applicant to provide further details regarding community use at the site.
- 3.2. The proposal remains the same as presented at Planning Applications Committee in November. The sole amendment is that the ground floor space could be either Class E or Class F.2 of the Use Classes Order, secured by an amended condition to allow for these use classes. The wording would be as follows:

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the ground floor commercial unit indicated on the approved plans shall be used either for uses falling under Classes E or F.2 under the above order only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the vitality and viability of the local centre, in accordance with adopted Local Plan Policy RL3. Furthermore, alternative uses have not been considered as part of this application, and so control over future changes of use would remain in the LPA's control to ensure that there would be no harm to residential amenity as the result of a change of use, in accordance with adopted Local Plan Policy CC8.

- 3.3. The proposal was considered acceptable by officers with solely a retail use in this space, and a more flexible condition would allow for community facilities to also be located in this part of the development. This would create an opportunity for community uses to remain on the site, which would be beneficial to the wider community.

4. Conclusion

- 4.1. The officer recommendation remains as per that set out in the November PAC report (attached as appendix 1 to this report), with the amended condition as above.

Case Officer: Thomas Bradfield