

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 15th January 2020

ITEM NO. 7

Ward: Church

App No: 191144/FUL

Address: 49a-51a George Street, Reading, RG1 7NP

Proposal: Residential development for a total of six dwellings (net increase of 4 dwellings), comprising re-modelling of 49A and 51A George Street, two storey and single storey rear extensions, rear dormer windows and external alterations to form four apartments and demolition of existing warehouse and construction of two apartments.

RECOMMENDATION:

Grant full planning permission, as per the main agenda report.

Adjustments to conditions:

Condition 4: insert full requirements for a Construction Method Statement, but to also include submission of phasing arrangements (see below).

Other related conditions to ensure that provision of cycle parking, bins, amenity space etc. are provided in relation to the relevant apartment, no later than first occupation of the relevant apartment.

1. CLARIFICATION OF CONSTRUCTION METHODOLOGY

- 1.2 Further to paragraph 6.18 of the main report, the applicant has advised that the proposal may be undertaken in two stages, with the demolition of the rear buildings, and subsequent construction of the two new apartments in their place, likely to be implemented first. The conditions relating to the permission (as recommended in the main report) require communal facilities such as: bin storage, bicycle storage, and access to be provided.
- 2.3 The construction therefore may incorporate two stages of works (i.e. one for the rear portion, and one for the extension to the existing dwellings). The Construction method statement condition recommended (condition 4 from the main report) would be required to be submitted prior to the commencement of any works (including demolition) at the site. The full condition is listed below and ensures that the construction method statement be complied with throughout the development, notwithstanding any in part implementation. The final details of the wording of this condition would be discussed and agreed with the applicant.

2. CLARIFICATIONS/CORRECTIONS

- 2.2 The details as shown on the main committee report (below) (page 56 of the agenda), show a retention of existing features above the windows and archway, whereas the elevation drawings show a basic amount of detailing and separate doors. It has been clarified by the applicant that the existing detailing is to be retained (albeit repaired).

3. CLARIFICATION OF MAIN REPORT

- 3.1 Officers would note that section 6.28 of the report has been included in error and as such should not be read in conjunction with the remainder of the report. Please disregard.

Case officer: Anthony Scholes