

10 September 2025



<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Thames
<b>Planning Application Reference:</b>	PL/25/0616 (FUL)
<b>Site Address:</b>	Sovereign House, 57-59 Vastern Road, Reading
<b>Proposed Development</b>	Change of use from E(g)(i) offices to F1(g) Law Courts, including internal alterations, additional external lift, additional sub-station and landscaping works.
<b>Report author</b>	Anthony Scholes
<b>Applicant</b>	Ministry of Justice
<b>Deadline:</b>	11 September 2025 (extension of time)
<b>Recommendations</b>	Grant planning permission, subject to conditions as follows
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Time Limit (TL1)</li><li>2. Approved Plans (AP1)</li><li>3. Pre-commencement materials details (including samples) (M3)</li><li>4. Pre-commencement landscaping details (to be approved) (L2)</li><li>5. Arboricultural method statement (to be approved) (L7)</li><li>6. Pre-commencement construction method statement (C2)</li><li>7. Pre-commencement construction environmental management plan (CEMP)</li><li>8. Pre-commencement external lighting scheme (N19)</li><li>9. Pre-commencement details of biodiversity enhancements scheme</li><li>10. End user employment, skills, and training plan (to be approved)</li><li>11. BREEAM interim assessment (to be approved) (SU5)</li><li>12. BREEAM post construction compliance with condition 13 (SU6)</li><li>13. EV charging details (to be approved)</li><li>14. Vehicle parking (as specified) (DC1)</li><li>15. Vehicular access (as specified) (DC3)</li><li>16. Cycle parking (as specified) (DC5)</li><li>17. Refuse and recycling (as specified) (DC8)</li><li>18. Set back of gates (as proposed – 5m) (DC11)</li><li>19. Sustainable drainage strategy implementation (as proposed) (SU7)</li><li>20. Hours of deliveries/waste collection (0800-1800 Mon-Fri; 0800-1300 Sat; not at all Sundays/Bank holidays) (N17)</li><li>21. Use restriction (Class F2) (PD8)</li></ol>

	<p>22. Hours of construction/demolition (0800-1800 Mon-Fri; 0800-1300 Sat; not at all Sundays/Bank holidays) (C1)</p> <p>23. Unidentified contamination</p>
<b>Informatives</b>	<ol style="list-style-type: none"> <li>1. Mandatory biodiversity net gain plan (Schedule 14 of Environment Act 2021, Part 2, 13 (2)) (I33)</li> <li>2. Positive and proactive (IF0)</li> <li>3. Pre-commencement conditions (IF2)</li> <li>4. Highways (IF3)</li> <li>5. Terms (IF5)</li> <li>6. Building regulations approval may be required (IF6)</li> <li>7. Complaints about construction (IF7)</li> <li>8. Encroachment (IF8)</li> <li>9. Contamination (IF9)</li> <li>10. Bats and work to roof (IF12)</li> <li>11. Advice to adhere to approved Arboricultural Methods Statement (I16)</li> <li>12. Do not damage the verge (I17)</li> <li>13. Advice about installation of underground services (I27)</li> <li>14. Advice to use tree protection (I29)</li> <li>15. Advice to comply with courts and tribunal design guide</li> <li>16. Advice about neighbouring utilities and works around them (SEPC)</li> <li>17. Advice that separate advertisement consent required</li> </ol>

## **1. Executive summary**

- 1.1. The application site is an existing three storey office building, constructed as part of a modern development of Norman Place in the 1990s. It fronts onto the IDR (Vastern Road) and contains parking to the rear. The proposal is for the change of use of the building for tribunal courts. To facilitate the conversion, the proposal includes a full height lift attached to the rear of the building, a new ramped and stepped access for staff from Vastern Road and the parking area to the rear (western side of building), a new ramped access for visitors from Vastern road (near Norman Place), a new substation, and new complimentary landscaping along the Vastern Road frontage.
- 1.2. The proposal is generally acceptable as a new community/civic use which is supported by Policy OU1. The alterations and additions to the building are not highly visible, and the rear lift would match the materials of the existing building. The landscaping and accessibility improvements are required for the building, as is the new substation. These result in some loss of on-site vegetation, but the overall proposal results in enhanced landscaping overall and in a biodiversity net gain on the site. The renewed landscaping would also improve some existing plain areas of the site.

## **2. Introduction and site description**

- 2.1. The application site relates to 'Sovereign House' which is a three storey office building located on the northern side of Vastern Road. The site fronts a Pelican crossing which provides access towards Reading Station. The site includes a car parking area for 19 car parking spaces, accessed via Norman Place.
- 2.2. The site is in close proximity to the River Thames to the north. To the west, no.55 Vastern Road (the western part of the SSE electrical distribution site) (now 'Reading Riverworks'), includes an extant permission for "Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south

pedestrian link, connecting Christchurch Bridge to Vastern Road" (Planning ref: PL/20/0188 (FUL); PL/23/1673 (VAR)). This permission was granted on appeal and the development is under construction.

- 2.3. The site is not Listed, nor in a Conservation Area. However, it is within an Air Quality Management area and on a 'treed corridor' (as defined in our adopted Tree Strategy 2021). The site is located within the Central Core (Policy CR1) and the Office Core (Policy CR1). The site is located partially within flood zone 2, though mostly within flood zone 1. The site is near the major landscape feature of the 'Thames valley' as identified by policy EN13 and the proposals map.
- 2.4. The site also abuts a current cycle route linking central Reading and Caversham via Christchurch Bridge, though a new link is proposed as part of the neighbouring approved development at 55 Vastern Road.

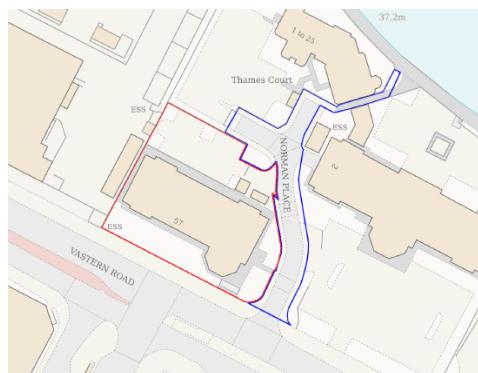


Figure 1 - Site Location Plan

### 3. The proposal

- 3.1. The proposal involves the conversion and refurbishment of the building to accommodate a new Tribunal Court facility for His Majesty's Courts and Tribunals Service (HMCTS) to include two social security and child services tribunal hearing rooms, and seven employment tribunal hearing rooms, both services appear to be relocating from properties on Friar Street, however this has not been specifically outlined by the applicant. The proposal is considered as other development, and is referred to PAC as a Major application as a result of the floor area sought to be changed (~3000m<sup>2</sup>).
- 3.2. The proposal includes associated internal and external alterations to meet operational and security requirements. The external works include the installation of a new external lift within the secure car park to provide level access for judiciary staff, and the construction of a new substation to support the building's energy requirements. Ramped entrances will be added to both the west (staff/judiciary) and east (public) sides of the building to ensure inclusive access. The rooftop plant enclosure will be expanded to accommodate new mechanical equipment, with the overall building height remaining unchanged.
- 3.3. Security enhancements include the installation of bollards along the eastern boundary, the raising of boundary walls, and the provision of secure gates to the car park. Privacy and solar control films will be applied to existing windows to ensure operational discretion. External signage and court crests will be installed to clearly identify the building's new function, though a separate advertisement consent will be required for this aspect.
- 3.4. The landscape strategy retains the existing hard landscaping, with enhancements to improve security and accessibility. New cycle storage facilities will be provided, including six public spaces and eight secure staff/judiciary spaces. Benches and external furniture will be installed at the public entrance, designed to discourage anti-social behaviour. Electric vehicle charging points will be installed, with infrastructure in place for future expansion.

- 3.5. The proposal re-uses the reuse of existing building systems where feasible, supplemented by new air handling units, air source heat pumps, and a chiller system. An external electrical substation is required.



Figure 2 - Proposed landscape plan

### Supporting materials

- 3.6. The application is supported by full plans and sections of the proposed works. The applicant also provided information to address flood risk, ecological and landscaping matters, drainage, acoustics to address technical and other matters required under the Local Plan. The application is liable for community infrastructure levy (CIL), though would generate no liability by virtue of the charging schedule.

## 4. Planning history

- 4.1. PL/15/1372 – Installation of replacement air conditioning unit Granted 12/10/2015
- 4.2. 050872: Amended Description: Increase car parking provision from 5, to 16 spaces, re-use of bin store as cycle storage and new bin store, landscaping and secure barrier control. Granted 12/09/2005
- 4.3. 910233/OUT: Erection of offices and associated parking. Granted – 12/12/1990

## 5. Consultations

- 5.1. Internal

*RBC Ecological consultant*

- 5.2. No objection, subject to conditions relating to: construction environment management plan for biodiversity, wildlife friendly lighting, biodiversity enhancements, and biodiversity net gain requirements.

*RBC Transport Strategy*

- 5.3. No objections subject to conditions.

*RBC Planning (Natural Environment) Team (tree officer)*

- 5.4. No objection, subject to pre-commencement conditions regarding landscaping details and arboricultural method statement (tree and root protection measures).

*RBC Environmental Protection*

- 5.5. No comments at the time of writing.

*Lead Local Flood Authority*

- 5.6. No objection subject to securing details as proposed by condition.

- 5.7. No objection subject to conditions.

*RBC Access Officer*

- 5.8. No comments received at the time of writing.

*Designing Out Crime Officer (DOCO) (Thames Valley Police (TVP))*

- 5.9. No objection, requests ongoing engagement to ensure compliance with court and tribunal design guide.

*Public*

- 5.10. One comment was made by a resident. However, this was erroneously directed towards this application, and related to the neighbouring Normal Place application (PL/25/0958).

*Southern Electric Power Distribution PLC*

- 5.11. SEPC provided comments that works near SEPD cables must avoid deep planting or erecting structures, maintain asset security and clearance, prevent climbing aids, follow industry standards, and involve SEPD teams in planning and construction.

## **6. Legal context**

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

### National

National planning policy framework (2024)

National planning practice guidance

### Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC4: DECENTRALISED ENERGY

CC5: WASTE MINIMISATION AND STORAGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

CC9: SECURING INFRASTRUCTURE

EN11: WATERSPACES

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY

EN14: TREES, HEDGES AND WOODLAND

EN15: AIR QUALITY

EN16: POLLUTION AND WATER RESOURCES

EN17: NOISE GENERATING EQUIPMENT

EN18: FLOODING AND DRAINAGE

EM3: LOSS OF EMPLOYMENT LAND

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS  
TR4: CYCLE ROUTES AND FACILITIES  
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING  
OU1: NEW AND EXISTING COMMUNITY FACILITIES  
CR1: DEFINITION OF CENTRAL READING  
CR2: DESIGN IN CENTRAL READING  
CR3: PUBLIC REALM IN CENTRAL READING

Supplementary Planning Documents and other guidance

Employment, skills and training SPD (2013)  
Revised parking standards and design SPD (2011)  
Sustainable design and construction SPD (2019)

Other relevant documents

Reading Tree Strategy (2021)

Local Plan partial update

- 6.5 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.
- 6.6 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

**7. Appraisal**

The main considerations are:

- o Principle of Development
- o Design, and Landscaping
- o Flood Risk
- o Site security
- o Other matters

**7.1 Principle of Development**

- 7.2 Policy OU1 of the Reading Borough Local Plan 2019 supports the provision of new community facilities (including courts). It highlights that these developments should be undertaken within accessible areas with a choice of means of travel.
- 7.3 The proposal includes the loss of office space. The site is not located within the office core, as identified in the Local Plan. The application is therefore considered in the context of the requirements of Policy EM3 which sets out matters to be considered when assessing the proposal. It is considered that there is a good amount of similar sized, or type of office accommodation in Reading, demonstrated by the non-residential planning commitments at 31 March 2025 (published June 2025). This outlines that 21,927m<sup>2</sup> of new office floorspace ha been completed within Reading borough from 1 April 2024-31

March 2025. In addition, further to Policy EM3, the need for this important community/civic use, in terms of Policy OU1 is also considered to outweigh the need for office use.

#### **7.4 Design and landscaping**

- 7.5 Policies CC7, and CR2 relate to design and character and appearance of the area, with a number of similar, but different requirements. The scope of the proposal includes comparatively minor alterations to the building. The proposal would include access improvements to a staff entrance to the west, and the main entrance to the east. The proposal includes security bollards approximately 1.2m apart along the Norman Place frontage with flat roof behind. The window sizes match that on other parts of the building, and in elevation form is considered to be a satisfactory design. This is an extension to the rear of the building, with limited view from the public realm.
- 7.6 Given the relatively minor nature of the external alterations, particularly where visible to Vastern Road, the proposal would have a negligible impact on the area. The site, being adjacent to the major landscape feature (MLF) has the potential to impact upon the overall character of the Thames Valley MLF. The proposal, being an addition to an existing building would not detract from the character of the major landscape feature through dominant appearance or prominence. Through landscaping enhancements, the proposal would present an improved appearance to Vastern Road. Materials details for the proposed lift shaft, bollards, paving, and fencing, including heights, have been indicated and reflect the appearance of the building, and will also be an improvement on the rather dated existing hard surfacing, albeit in reasonable condition.
- 7.7 A condition is recommended to secure material, including samples. This is to ensure that brick details match that of the existing building as closely as possible given the age of the building and difficulty in finding an exact match of brick. Overall, the design responds to the modern building form, and design and is considered acceptable in this regard.

#### **7.8 Flood Risk**

- 7.9 The application site is partially located within Flood Zone 2. A Flood Risk Assessment (FRA) has been undertaken in support of the proposal. The assessment has been prepared in accordance with the National Planning Policy Framework (NPPF) and Environment Agency (EA) guidance, given that the site lies partially within Flood Zone 2, indicating a medium probability of fluvial flooding. The proposed use is considered 'less vulnerable' under the national planning policy guidance, further explained within EA guidance for flood risk.
- 7.10 The flood risk assessment has been considered against the EA's Standing Advice (due to vulnerability classification of the proposal). As outlined within the standing advice, a change of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site) is exempt from the sequential test. Further, the exception test is only needed for developments which are 'highly vulnerable' within flood zone 2. As primarily a change of use proposal, the proposal is exempt from both the Sequential and Exception Tests.
- 7.11 For a 'less vulnerable' development within Flood Zone 2, a site-specific Flood Risk Assessment (FRA) is required, incorporating estimated flood levels (including climate change allowances), finished floor levels, and appropriate flood resistance and resilience measures. Floor levels should be set at least 600mm above the flood level, or 300mm where flood level certainty is high. Safe access and escape routes must be demonstrated for any part of the development below the flood level, and surface water management must comply with local and national drainage policies.
- 7.12 The building itself is situated outside the flood zone and has not historically experienced flooding. The building is elevated approximately 0.8–1.0 metres above surrounding ground levels, further reducing its vulnerability to fluvial flood risk. No mitigation measures

are deemed necessary for fluvial flooding due to the building's elevation and protective boundary wall.

- 7.13 The FRA demonstrates that the proposed development is not at significant risk from flooding and will not increase flood risk elsewhere. Appropriate design measures have been incorporated to manage residual risks, and the development is considered to comply with Policy EN18.
- 7.14 The proposed development has provided a sustainable drainage system (SuDS). This system is designed to capture runoff from the new elements of the proposal. This has been demonstrated, and is deemed acceptable by the lead local flood authority (LLFA) and a condition is included above to secure implementation.

#### **7.15 Site Security**

- 7.16 The Thames Valley Police designing out crime officer (DOCO) has reviewed the application. The DOCO has not raised concern with the proposal, only stated that the applicant must ensure compliance with the courts and tribunal design guide. Reading CCTV team has been contacted for comment, with any response provided via an update report.
- 7.17 The design of the building incorporated anti-vehicle attack barriers. It is understood that there is concern around safety and security around HMCTS buildings. Though important for the operator, the technical aspects thereof appear to be relevant to access and segregation of staff and visitors. This is evident through the proposed works (i.e. staff entrances, and lifts separated from visitor entrances and lifts. Further consultation responses on site specific security matters of relevance to RBC will be provided within an update report.

#### **7.18 Other matters**

##### *Amenity*

- 7.19 The proposed development includes potentially noisy equipment to be installed on the roof. The applicant has considered noise impacts, and submitted an acoustic assessment to demonstrate no impacts on adjoining residents. RBC Environmental Protection colleagues have yet to confirm suitability, and an update report will be provided confirming acceptability, although officers at this stage are not anticipating that this will pose insurmountable problems.

##### *Tree matters*

- 7.20 The applicant has duly submitted information relating to impacts to trees, both on and off site. Notably, the prominent street trees in close proximity to the front boundary. The Natural Environment (tree) officer noted that the works appear generally acceptable. There are some concerns with regard to the ramps proposed, and drainage proposals and their impacts upon trees. They have suggested the scheme does not fully demonstrate no impacts, needs to demonstrate further via discharge of conditions that the works would be acceptable, or the design varied to ensure no impacts to trees.
- 7.21 There is some concern that the works will not achieve the tree protection goals in the current format. However, further details will allow officers the opportunity to review and agree works to ensure trees (including roots) are protected. The improvements to the site, and the frontage in landscaping terms will be beneficial, subject to further detailed design officers are confident in finding a suitable outcome.

##### *Ecology*

- 7.22 The application is subject to mandatory biodiversity net gain requirements (10% net gain). The proposal is also subject to Policy EN12 which seeks no net loss of biodiversity. The proposal has demonstrated a net gain of 14% on-site which is considered acceptable. The proposal, through an appropriate prepared bat roost assessment, has demonstrated no bats were seen during the survey periods. A precautionary method of working statement shall be provided prior to commencement of construction (within the below

mentioned CEMP. Details of a construction environmental management plan (CEMP), lighting, and biodiversity enhancements (3 each bird and bat boxes) will be secured by condition.

*Transport and parking*

- 7.23 The proposed development includes 19 parking spaces, with 3 accessible bays, and 2 electric vehicle (EV) charging bays. The parking is understood to be staff only parking. A new gate will be provided at the entrance to the car park. Three visitor cycle spaces (open Sheffield stands) are proposed, with 8 for staff within a secure covered area. Waste will be stored within an existing area. The provision of parking, including EV and cycle parking is considered acceptable with regard to the Council's adopted standards. The site is also within a highly accessible area, with various means of transport for those visiting the site. The proposal will require a construction method statement to minimise impacts on neighbouring sites and roads.

*Employment, skills and training*

- 7.24 Policy CC9 seeks, among other things, provision of infrastructure including employment development mitigating its impacts on the local labour market. The limited works would not result in significant construction to warrant a construction phase employment skills and training plan (ESP). The applicant has agreed to provide an end user ESP, this is acceptable and will be secured by condition.

*Sustainability*

- 7.25 The applicant proposes to meet policy requirements for a 'Very Good' BREEAM standard. This will be secured by condition and will therefore comply with policy CC2 and CC3 of the RBLP (2019).

## **8. Equality implications**

- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application

## **9. Conclusion**

- 9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 The proposed development would re-use an existing office building as law courts (community use). Beyond the new lift shaft, the proposal involves limited external alterations, through some increased heights of walls, and increased security measures including bollards. The development would provide an enhanced external appearance with landscaping to compliment accessibility improvements.
- 9.3 This application is recommended for approval subject to conditions.

Case Officer: Anthony Scholes

## Plans & Appendices

Plans and documents submitted:

- Location Plan – dated 23 April 2025
- Drawing No: 377915\_15380-FMA-RTC-00-D-A-0100 – Existing ground floor plan rev P11
- Drawing No: 377915\_15380-FMA-RTC-01-D-A-0101 – Existing first floor plan rev P11
- Drawing No: 377915\_15380-FMA-RTC-01-D-A-1201 – Proposed first floor – planning rev P06
- Drawing No: 377915\_15380-FMA-RTC-02-D-A-0102 – Existing second floor plan rev P11
- Drawing No: 377915\_15380-FMA-RTC-02-D-A-1202 – Proposed second floor – planning rev P06
- Drawing No: 377915\_15380-FMA-RTC-03-D-A-0103 – Existing third floor plan rev P09
- Drawing No: 377915\_15380-FMA-RTC-03-D-A-1203 – Proposed – third floor plan rev P07
- Drawing No: 377915\_15380-FMA-RTC-R3-D-A-0104 – Existing roof plan rev P09
- Drawing No: 377915\_15380-FMA-RTC-R3-D-A-1204 – Existing roof floor – planning rev P06
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-0099 – Existing location and site plan rev P11
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-0300 – Existing section A – A rev P4
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-0301 – Existing section B – B rev P05
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-0400 – Existing south & elevation rev P07
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-0401 – Existing north & west elevation rev P07
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-1099 – Proposed site plan rev P16
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-1302 – Proposed section A – A rev P04
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-1303 – Proposed section B – B rev P04
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-1400 – Proposed south & east elevation rev P07
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-1401 – Proposed north & west elevations rev P08
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-9003 – External lift – north elevation rev P04
- Drawing No: 377915\_15380-FMA-RTC-ZZ-D-A-9004 – 3D Render External lift – east elevation plan rev P04
- Drawing No: 100099718-ATR-XX-XX-D-L-401001 – Landscape general arrangement rev P01
- Drawing No: 100099718-ATR-XX-XX-D-L-401002 – Landscape softworks plan rev P01
- Drawing No: 100099718-ATR-XX-XX-D-L-401003 – Landscape softworks typical details rev P01
- Drawing No: 100099718-ATK-ARB-TPP – Tree protection plan Rev P01  
As received by the Local Planning Authority 23 April 2025
- Drawing No: 100099718-ATR-XX-XX-D-L-100001 - Landscape Outline Specification  
As received by the Local Planning Authority 15 May 2025
- Drawing No: 100099718-ATR-XX-XX-D-L-401001 – Landscape general arrangement rev P02
- Drawing No: 100099718-ATR-XX-XX-D-L-401002 – Landscape softworks plan rev P02
- Drawing No: 100099718-ATR-XX-XX-D-L-401003 – Landscape softworks typical details rev P02
- Drawing No: 100099718-ATK-ARB-TPP – Tree protection plan rev P02  
As received by the Local Planning Authority 23 June 2025

Other documents submitted:

- Doc ref: 377915\_15380-ATR-RTC-XX-T-C-0004 – Drainage strategy
- Doc ref: 377915\_15380-ATR-RTC-XX-T-C-0005 – Flood Risk Assessment

- Doc ref: 100099718-ATR-XX-XX-D-L-100001 – Landscape Outline Specification
- Doc ref: 2025/JAN/01 – Stage 3 acoustic design
- The 'Atkins Realis', Arboirculturual impact assessment, dated April 2025
- The 'Atkins Realis', Statutory biodiversity metric, rev 1
- Doc ref: 20250010 – Sovereign house EcIA Atkins Realis 2025, dated March 2025  
As received by the Local Planning Authority 23 April 2025
- Doc ref: 20250010 Sovereign House EcIA AtkinsRealis 2025 Rev2.0, dated May 2025  
As received by the Local Planning Authority 16 May 2025
- Doc ref: 100099718-ATR-XX-XX-D-L-100001 – Landscape Outline Specification
- Doc ref: 377915\_15380-ATR-RTC-XX-T-C-0004 – Drainage strategy, dated 20 June 2025
- The 'Atkins Realis', Arboirculturual impact assessment, dated June 2025  
As received by the Local Planning Authority 23 June 2025
- Doc ref: 20250010\_SovereignHouse\_EcIA\_AtkinsRealis\_2025\_Rev3.0 dated June 2025  
As received by the Local Planning Authority 1 July 2025
- Doc ref: 20250010\_SovereignHouse\_EcIA\_AtkinsRealis\_2025\_Rev4.0 dated July 2025  
As received by the Local Planning Authority 17 July 2025
- The 'Atkins Realis', Arboirculturual impact assessment, dated April 2025  
As received by the Local Planning Authority 22 July 2025
- Doc ref: 377915\_15380-ATR-RTC-XX-T-C-0004 – Drainage strategy, dated 23 July 2025  
As received by the Local Planning Authority 23 July 2025

## Appendices – Plans and documents

### Location Plan

Site Address: Sovereign House, 57-59, Vastern Road, Reading, RG1 8BT



Date Produced: 23-Apr-2025

Scale: 1:1250 @A4

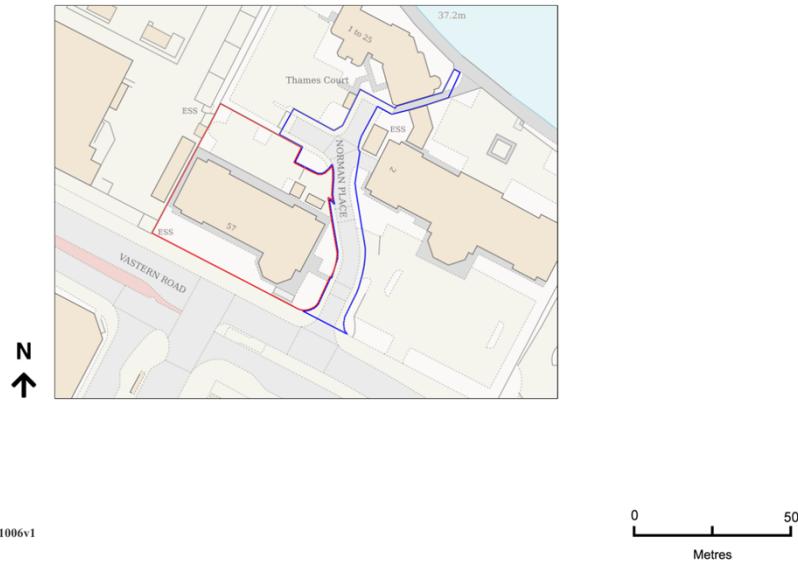


Figure 3 - Location Plan



Figure 4 - Proposed Site Plan



Figure 5 - Proposed south and east elevation



Figure 6 - Proposed north and west elevation



Figure 7 - Proposed elevations (rear lift shaft)

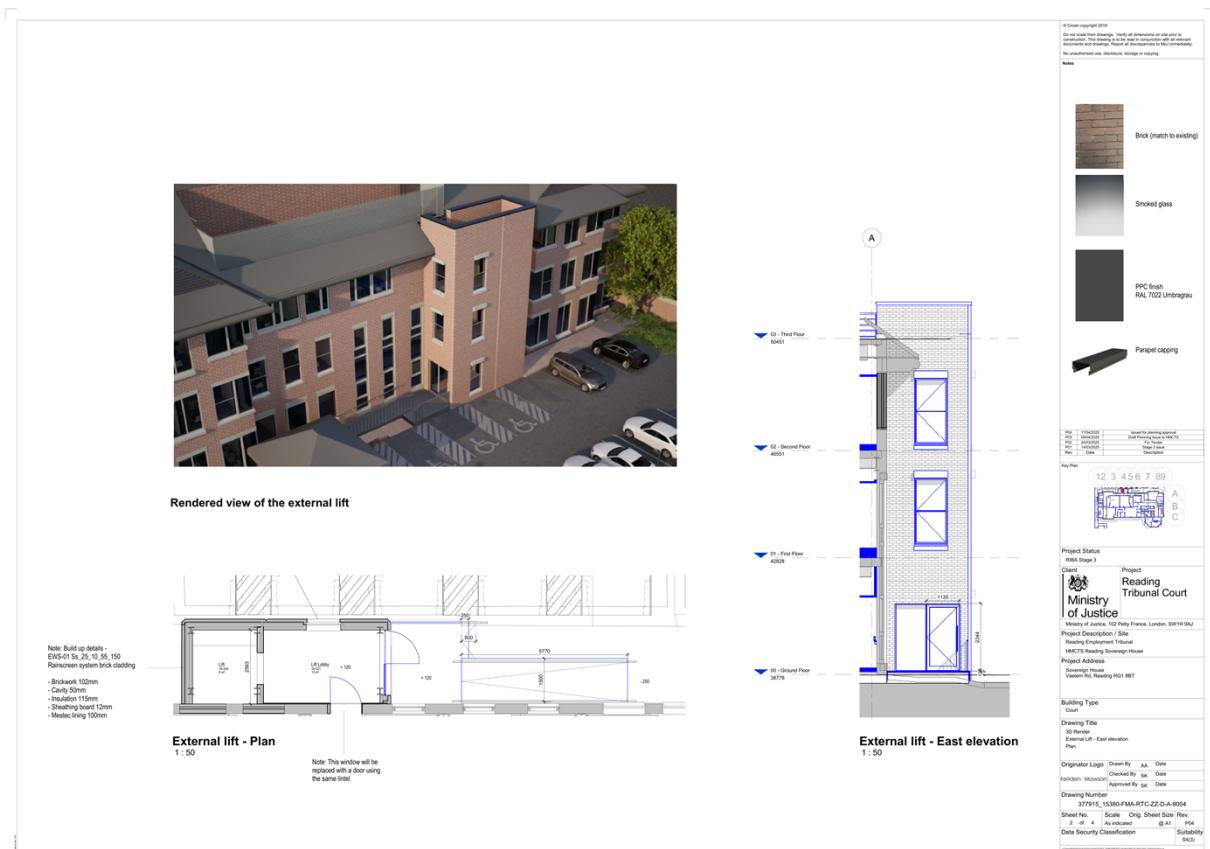


Figure 8 - Proposed perspective and diagram (rear lift shaft)

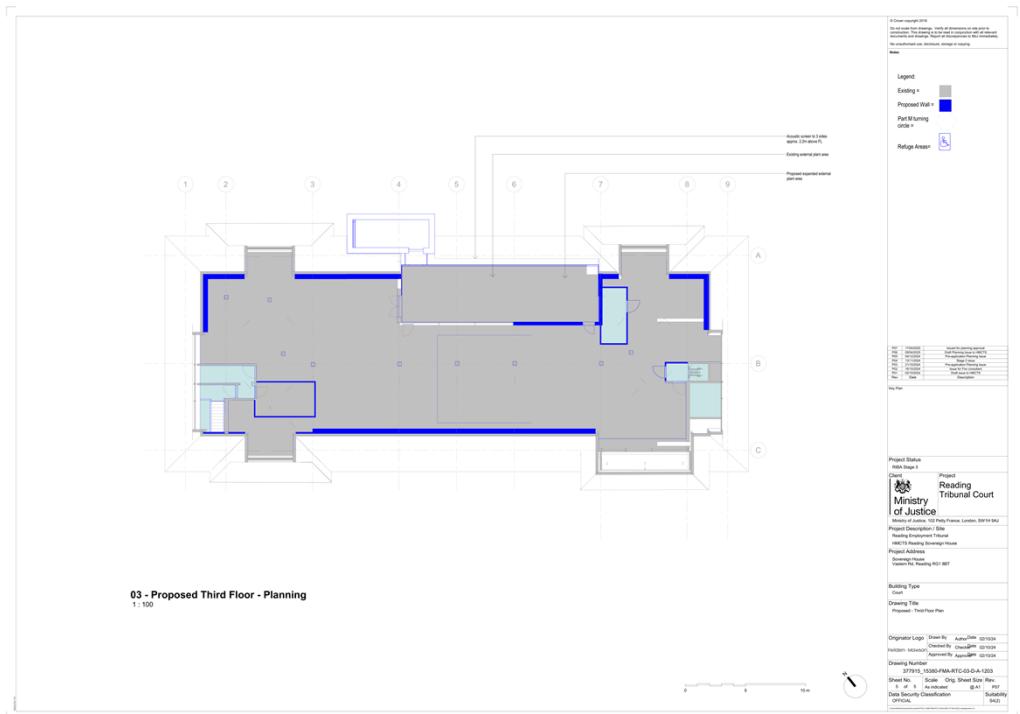


Figure 9 - Proposed Third Floor Plan

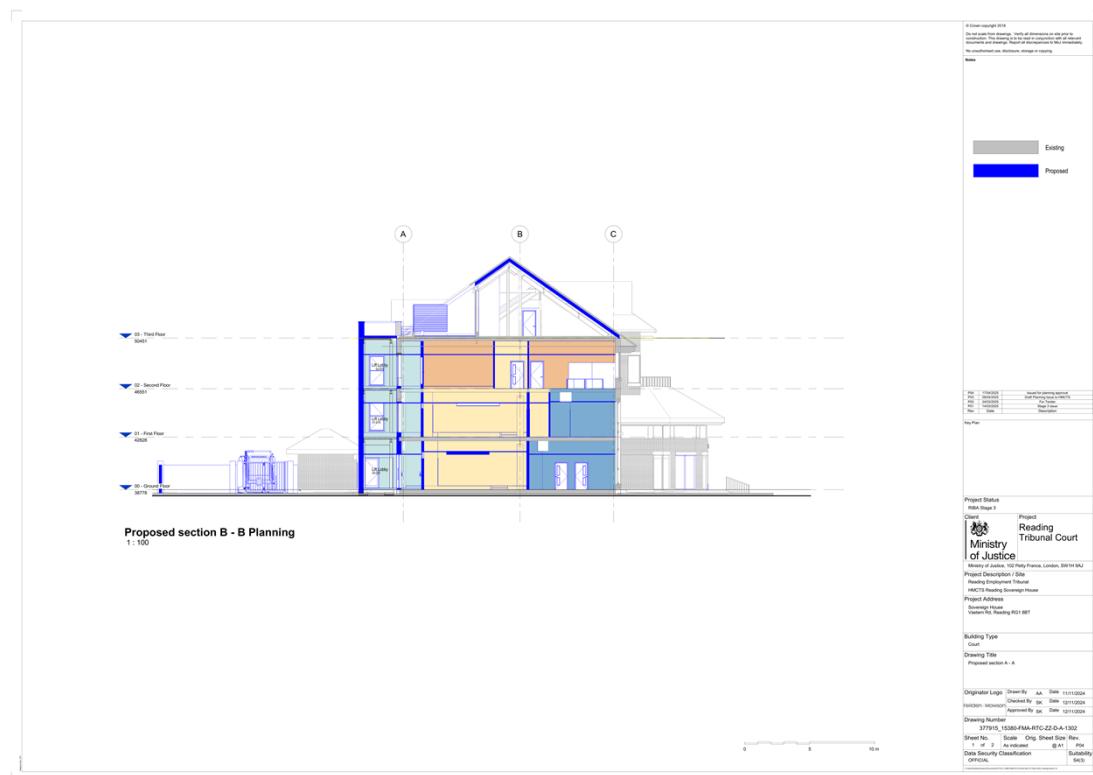


Figure 10 - Proposed section (1)

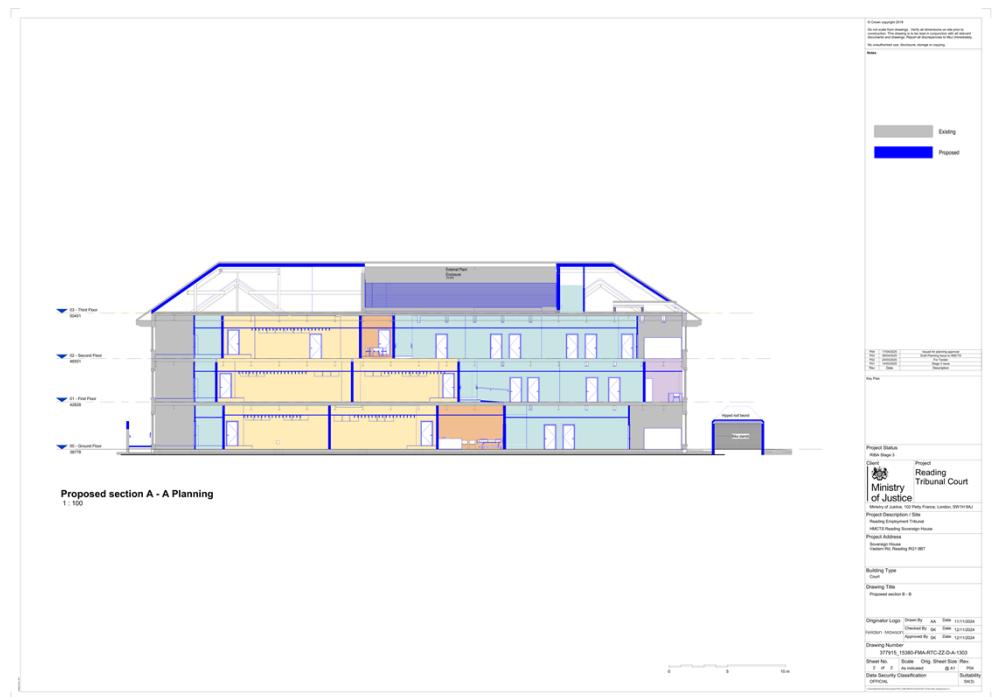


Figure 11 - Proposed section (2)



Figure 12 - Landscape general arrangement plan