

10 September 2025



PLANNING APPLICATION UPDATE REPORT	
Ward	Thames
Planning Application Reference:	PL/25/0616 (FUL)
Site Address:	Sovereign House, 57-59 Vastern Road, Reading
Proposed Development	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.
Recommendations	As per main report.
Conditions	As per main report with an additional condition to secure implementation of the noise mitigation strategy (as specified) (N10)
Informatics	As per main report

1. Further Consultations

1.1 Since publication of the main agenda, comments have been sought from the Council's Emergency Planning Team.

Emergency Planning Response

- 1.2 The Emergency Planning Officer responded stating that there are no concerns in relation to flood risk (matters of egress in a flood event).

- 1.3 The Emergency Planning Officer advised that the developer is to consult with Thames Valley Police Counter Terrorism (CT) Safety Advisors and that it is recommended that glazing compliant with BS EN 12600 be considered. Further, regarding staff safety, it is the responsibility of the DOJ to address both design and procedural considerations prior to occupation.

2. Site Security

- 2.1 In response to the Emergency Planning Officer's comments, the case officer contacted TVP's designing out crime officer (DOCO). They confirmed that the counter terrorism safety adviser provided input to their initial response. This confirmed that the HMCTS security requirements were also suitable for addressing CT concerns and would provide a sufficient level of safety with regard to vehicle attack. Officers are therefore confident that the proposal would be acceptable in this regard.

3. Amenity

3.1 A revised acoustic assessment was submitted to support the application on 9 September 2025. This was on the basis that a number of nearby residential developments (either underway or proposed) were not initially considered for acoustic impacts. The Environment Protection Officer has confirmed that the revised report satisfactorily demonstrates that the proposal will meet the 10dB below existing background noise levels while the plant equipment is operational. This complies with Policy EN16 of the Reading Borough Local Plan 2019 and a condition be included to secure implementation as specified.

Case Officer: Anthony Scholes