

RESIDENTIAL PLANNING COMMITMENTS

AT 31 MARCH 2014

Information on the progress of residential development between
1 April 2013 and 31 March 2014 in Reading Borough



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EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2014. It deals with change in the number of dwellings, based on the planning process. It includes those sites that have planning permission (hard commitments) and those that have been identified in principle as being suitable for housing development (soft commitments).

The key net figures for Reading Borough for the monitoring year 1 April 2013 to 31 March 2014 are summarised below:

Newly permitted dwellings	With permission but not started	Under construction	Total hard commitments outstanding (N/S + U/C)	Soft commitments	Total hard and soft	Completed	Lapsed
544	3,601	719	4,320	2,033	6,353	361	43

In general, a reasonably low number of dwellings have been completed this year, after promising signs of a recovery in housebuilding rates last year. However, the number of dwellings under construction is at its highest level since 2008. In addition, the overall number of dwellings permitted but not started is at its highest level in recent years, so there is no shortage of housing land that can come forward in the near future.

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1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2014 survey of Residential Planning Commitments in Reading Borough. Its purpose is to monitor change in the number of dwellings. It is not therefore concerned with changes to the size or form of existing dwellings, unless it would result in a different number of dwellings.
- 1.2 A dwelling includes all forms of permanent residential accommodation (houses, flats, maisonettes etc), excluding caravans, holiday homes, granny annexes and certain types of communal housing such as old people's homes, nurses' and students' hostels and houses in multiple occupation with three or more people¹.
- 1.3 The changes in dwellings are monitored through the planning process. This document shows the overall change in numbers of residential units in terms of what has planning permission at 31 March 2014, and what has been completed during the monitoring year (1 April 2013 to 31 March 2014). As such, it is a major input into the Annual Monitoring Report, and into other housing monitoring tools, such as housing trajectories and the 5-Year Housing Land Supply.
- 1.4 Surveys of housing commitments have been produced annually for the Berkshire area since 1976. Before 1982 the surveys recorded commitments outstanding at 30 June each year. Since 1982 the survey date has been 31 March. Information relating to conversions, demolitions and changes of use has been included since 1994.
- 1.5 Up until 2010 this information was collected and published for Reading by the Berkshire Unitary Authorities' Joint Strategic Planning Unit (JSPU). However, the responsibility for monitoring of commitments was transferred to Reading Borough Council early in 2011.
- 1.6 The notes in the sections 1 to 3 of this report explain the background to the residential commitments, the methodology involved in carrying out the survey and how to use the schedules.
- 1.7 Section 4 contains the summary tables. These set out summary information for the number of dwellings that are at various stages of the process, including completions, dwellings under construction and new permissions. More details on what is contained in the summary tables is set out in section 3.
- 1.8 Section 5 looks at how the figures from this year's commitments survey compare to those from previous years.
- 1.9 Sections 6 and 7 contain the detailed schedules of the residential sites that have fed into the summary tables, which list all sites with a commitment for housing development within the monitoring year and describe their status at 31 March 2014.

¹ In 2013, an Article 4 Direction came into force in much of Katesgrove, Park and Redlands wards to restrict changes of use from C3 dwellinghouses to C4 small houses in multiple occupation (up to 3 unrelated people). For the purposes of the figures in this document, a change of use from C3 to C4 is not counted as a change in the number of dwellings. This is because, since the Article 4 Direction only applies to a specific part of the Borough, these changes cannot be monitored consistently across Reading.

- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2014 document.
- 1.11 For any queries, please contact the LDF Team, Planning Section, Reading Borough Council on 0118 9373337 or LDF@reading.gov.uk.

2. METHODOLOGY

2.1 The housing commitments surveys are updated and published each year, covering the monitoring year 1 April to 31 March. The survey is updated in three main stages as follows:

1. All outstanding housing commitments from the 2013 survey² were identified, together with relevant planning permissions granted between 1 April 2013 - 31 March 2014. Relevant information, such as whether they would be classed as 'greenfield' or 'brownfield', was also recorded (see paragraph 3.4).
2. All sites were visited by Council officers in order to obtain information on development progress (i.e. number of units completed, under construction and not started). These visits were carried out as soon after 31 March 2014 as possible, during April and May 2014.
3. Finally, the survey information was organised and analysed, and the document prepared for publication.

2.2 Sites which have any of the following characteristics are included in both this document and the Non-Residential Commitments document at March 2014:

- a. Sites with alternative residential and non-residential commitments
- b. Sites with a commitment for mixed-use including both residential and non-residential use; and
- c. Sites where there is a loss of non-residential for residential use, or vice versa.

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http://www.reading.gov.uk/documents/servingyou/planning/local_development_framework/26467/Residential-Commitments-2013.pdf

3. UNDERSTANDING THE TABLES

- 3.1 This section describes and clarifies the information presented in the tables in sections 4, 6 and 7.

UNDERSTANDING THE SUMMARY TABLES

- 3.2 Section 4 contains seven summary tables, which present information on developments that have not started, are under construction, are outstanding, are agreed in principle, have been completed, were newly permitted this year and have lapsed.

- 3.3 All tables show the following information:

- Number of new build dwellings
- Number of dwellings demolished (or to be demolished)
- Number of new dwellings gained through conversion of existing residential
- Number of dwellings lost through conversion of existing residential
- Number of new dwellings gained through change of use to residential
- Number of dwellings lost through change of use from residential
- Net change in dwellings (the total of the other columns)

- 3.4 As well as an overall total for the Borough, totals within a number of different categories are shown:

- **By Ward**
Reading Borough Council is broken down into 16 wards (see figure 1). A total for each ward is given³.
- **By Development Plan Designation**
The totals for a number of different planning designations for the area, based on existing and emerging development plan documents (see figure 1):
 - Central Reading - the boundary of Central Reading is the boundary of the Reading Central Area Action Plan (adopted 2009).
 - Smaller Centres - the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy CS26 of the Core Strategy (adopted 2008). The boundaries are those shown on the adopted Proposals Map, accompanying the Sites and Detailed Policies Document (SDPD) (adopted October 2012).
 - Town Centres sub-total - this is the sub-total for Central Reading and the smaller centres.
 - South Reading - the Core Strategy (adopted 2008) focuses a significant amount of development on South Reading, and this is translated into a South Reading Framework within the

³ No figure for parishes is given, as Reading Borough has no parishes.

SDPD. The boundary used for monitoring this is the definition of South Reading in Chapter 13 of the SDPD.

- Core Employment Areas - policies CS10 and CS11 of the Core Strategy (adopted 2008) refer to Core Employment Areas as being the areas where new industrial and warehousing uses will be focused, and where existing employment will be protected. The boundaries of the CEAs are shown on the adopted Proposals Map, accompanying the SDPD (Policy SA12) and it is these boundaries that are referred to here.

It is important to note that the figures within this set of designations do not sum, because there is some overlap - i.e. some sites will be within both South Reading and a Core Employment Area, or within both South Reading and a defined centre.

- **By Type**

Residential commitments have in the past been broken down into 'brownfield' and 'greenfield' commitments. 'Brownfield' means previously-developed land, and 'greenfield' means previously undeveloped land. It is useful to continue to show this in the table. It is important to note that the definition of 'brownfield' in national policy changed in 2010 to exclude residential gardens. This means that there are inevitably more developments that are counted as 'greenfield' than was the case prior to 2010. It is also important to note that the description as 'brownfield' and 'greenfield' applies to their status after this change in definition, and does not take into account whether they would have been considered as 'brownfield' at the time they were granted permission.

- **By Size**

Residential commitments have in the past been broken down into large, medium and small commitments. It is therefore useful to continue to show this information. The definitions are as follows:

- Large: residential development on sites of greater than 1 ha;
- Medium: residential development on sites of less than 1 ha, but with a net change of 10 or more dwellings;
- Small: residential development on sites of less than 1 ha and with a net change of less than 10 dwellings.

3.5 The seven tables are divided by status, and these are described below.

3.6 **Table 1** shows the number of dwellings with planning permission (including both full and outline) but not yet started at 31 March 2014.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2014. The construction process for new build dwellings does not include the clearing of the site (although this will be counted against demolition, if it involves demolition of dwellings), but starts from the digging of footings and laying of foundations, and ends when

work has completed⁴. For conversions or changes of use, this includes the period of making internal alterations.

- 3.8 **Table 3** shows the total number of dwellings outstanding at 31 March 2014. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.
- 3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':
- Sites where there has been a resolution to grant permission, often at Planning Applications Committee, but where the decision had not been officially issued at 31 March 2014. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
 - Sites which are allocated for residential development in an adopted development plan but where planning permission has not yet been granted.
- 3.10 The inclusion of such soft commitment sites in the document and their likely dwelling capacity does not necessarily represent a commitment to approve the development. It is not therefore comparable with an outstanding planning permission, nor is it necessarily an indication of a site's continued acceptability for housing development. All future planning applications on these sites will be considered on their individual merits by the Council.
- 3.11 **Table 5** shows the number of dwellings completed between 1 April 2013 and 31 March 2014. A dwelling is completed for these purposes when work on it has ended, even if it is still unoccupied. This figure inputs into other housing monitoring work, where it is judged against housing provision targets.
- 3.12 **Table 6** shows the number of dwellings newly permitted between 1 April 2013 and 31 March 2014. Its purpose is to show where new sites are coming forward. As such, it does not include developments which are the same as, or similar to, previous or existing permissions on the same site.
- 3.13 **Table 7** shows the number of dwellings for which planning permission had lapsed between 1 April 2013 and 31 March 2014. Planning permissions are generally subject to a condition requiring that work begins within a certain period, and an unimplemented permission lapses when that period runs out. Once lapsed, the developments no longer have planning permission. Although local planning authorities may specify a different timescale if necessary, most permissions use a standard period of three years.

⁴ It should be noted that the definition of when construction has begun for these purposes may differ from the definition of whether a permission has been implemented for legal purposes.

UNDERSTANDING THE INDIVIDUAL SCHEDULES

- 3.14 Sections 6 and 7 list the individual sites which have fed into the overall figures in section 4.
- 3.15 Section 6 lists the 'hard commitments'. Hard commitments are sites with planning permission.
- 3.16 Section 7 lists the 'soft commitments'. Soft commitments are sites without a planning permission, but where the principle of residential development has been agreed. See paragraph 3.9 above.
- 3.17 The schedules are ordered by ward, and then code, and in each case, the following information is presented.
- **Ward**
The ward that the development is in. In the case of development that covers more than one ward, it is listed under the ward in which the largest part of the site falls.
 - **Code**
This is a unique identifier used only for the commitments exercise. Where a site has a number of different commitments, the code for each commitment ends with a /1, /2, /3 etc.
 - **Grid Reference**
The grid reference of the centre point of the development site.
 - **Site Area**
The gross site area of the development in hectares.
 - **Address**
 - **Application number and type**
The number and type of the main or most up-to-date planning application on the site. On some sites, there will have been more than one application, including extensions of time, outline or reserved matters, variations of condition etc. Where possible, the description of development and comments in the schedule refers to other relevant permissions.

The type of applications are as follows:

- FUL: Application for full planning permission.
- OUT: Outline application, i.e. a planning application to approve the principle of the development, for which more detailed permission ('reserved matters') is required before building can commence.
- REM: Reserved matters, i.e. the detailed permission to enable an outline permission to be implemented.

- CNV: Application to convert existing residential into a different number of residential units.
- COU: Application for a change of use, either to or from residential.
- CLE: Certificate of Lawful Use (Existing) - an application to ensure that development that has already taken place (often without planning permission) is lawful.
- CLP: Certificate of Lawful Use (Proposed) - an application to ensure that proposed development would be lawful, generally because it would not require planning permission.
- VARIAT: An application to vary conditions on an existing permission.
- EXT: Application for extension of time, to extend the time limit of an existing planning permission.
- PRA: Application for prior approval - recently, a number of types of change of use have been classed as permitted development requiring prior approval only rather than a full application. This includes changes of use from B1 office to residential.

In the case of the development plan allocations in the 'Soft commitments' schedule, the policy reference is used instead of an application number.

- **Applicant**
The person or organisation who applied for planning permission.
- **Number of dwellings**
This shows the number of dwellings (showing the number that are new build, the total of demolitions, conversions and changes of use, and the overall net change) against the status of those dwellings. The columns show the following:
 - Perm - overall number permitted at 31st March 2014.
 - Comp Total - the total number of dwellings completed on that site by 31 March 2014.
 - Comp 13-14 - the number of dwellings that were completed between 1 April 2013 and 31 March 2014.
 - Under Constr - the number of dwellings under construction at 31 March 2014.
 - Not Strtd - the number of dwellings not yet started at 31 March 2014.

- Total Outst - the total number of dwellings not yet completed at 31 March 2014, i.e. the sum of those not started and under construction.

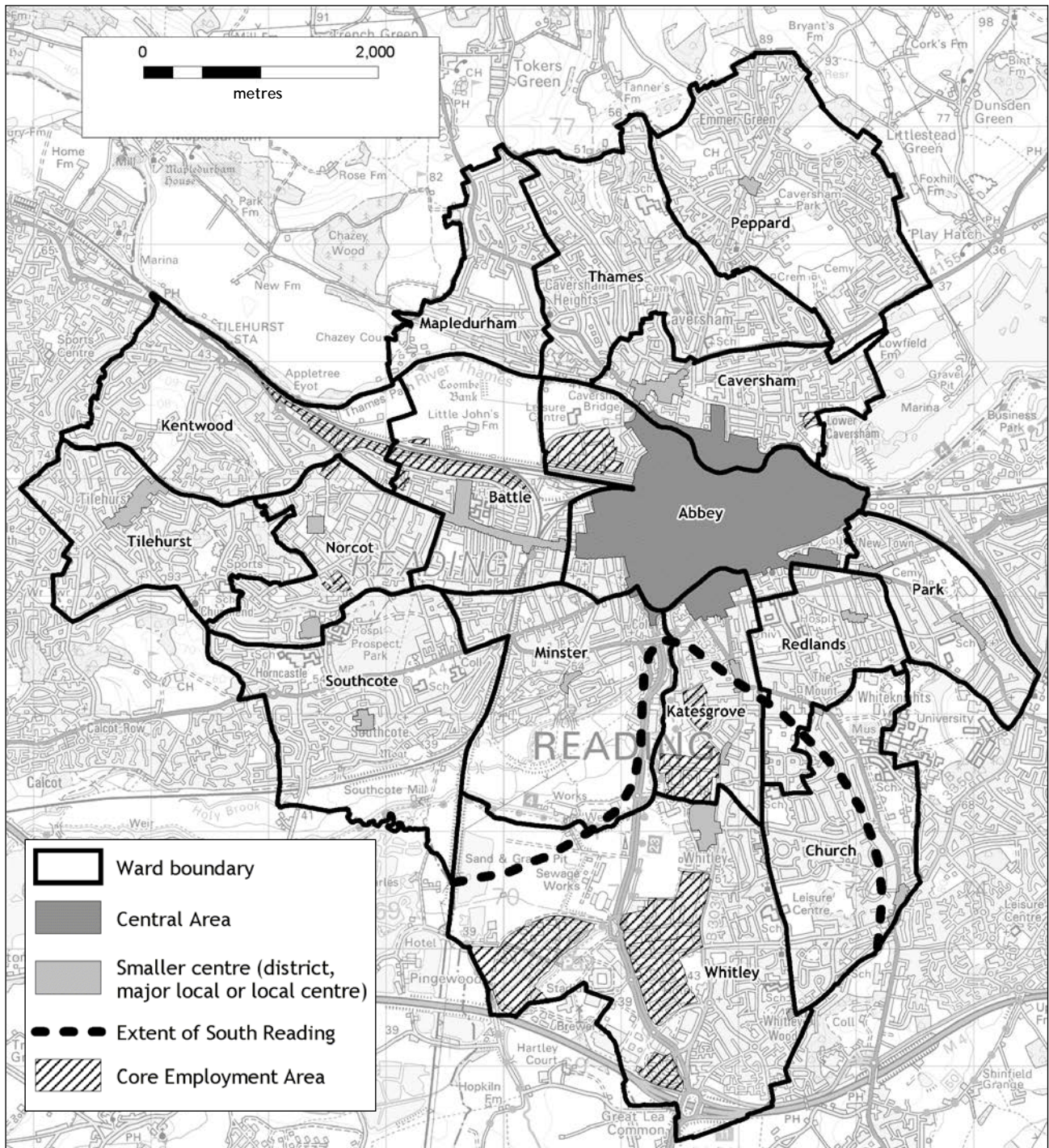
Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' underneath the Applicant. Likewise, the figures will be zero if the figures are already counted against another application on the same site.

For the soft commitments in section 7, only one overall set of figures is shown, because no progress can be made until the development has planning permission.

- **Description of development and comments**
This text describes the proposed development, and its relationship to any other developments shown in the schedule, and includes any other pertinent information.
- **Size**
Whether a development is Large, Medium or Small (see paragraph 3.4)

Figure 1: Wards and Development Plan Designations in Reading

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4. SUMMARY TABLES

Table 1 - Planning Permissions (Hard Commitments) Not Started

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	3,491	160	63	51	259	1	3,601
By Ward							
Abbey	1,554	0	19	6	206	1	1,772
Battle	17	1	13	5	0	0	24
Caversham	29	0	0	0	1	0	30
Church	0	0	0	0	0	0	0
Katesgrove	0	0	6	2	29	0	33
Kentwood	38	0	0	0	0	0	38
Mapledurham	4	1	0	0	0	0	3
Minster	175	1	0	0	0	0	174
Norcot	381	153	13	32	0	0	209
Park	5	0	0	0	2	0	7
Peppard	5	2	0	0	0	0	3
Redlands	42	0	6	3	0	0	45
Southcote	5	0	4	2	0	0	7
Thames	2	0	0	0	0	0	2
Tilehurst	6	1	0	0	21	0	26
Whitley	1,228	1	2	1	0	0	1,228
By Development Plan Designation							
Central Reading	1,551	0	13	4	216	0	1,776
Smaller Centres	28	0	9	3	21	0	55
<i>Town Centres Sub-Total</i>	<i>1,579</i>	<i>0</i>	<i>22</i>	<i>7</i>	<i>237</i>	<i>0</i>	<i>1,831</i>
South Reading Total	1,228	1	8	3	2	0	1,234
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	2,732	159	63	51	259	1	2,843
Greenfield	759	1	0	0	0	0	758
By Size							
Large	3,049	153	0	0	0	0	2,896
Medium	339	1	13	32	166	0	485
Small	103	6	50	19	93	1	220

Table 2 - Planning Permissions (Hard Commitments) Under Construction

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	491	0	3	1	228	2	719
By Ward							
Abbey	212	0	3	1	132	1	345
Battle	34	0	0	0	0	0	34
Caversham	0	0	0	0	0	0	0
Church	1	0	0	0	0	0	1
Katesgrove	44	0	0	0	14	0	58
Kentwood	4	0	0	0	2	1	5
Mapledurham	1	0	0	0	0	0	1
Minster	17	0	0	0	16	0	33
Norcot	27	0	0	0	2	0	29
Park	3	0	0	0	1	0	4
Peppard	15	0	0	0	0	0	15
Redlands	5	0	0	0	61	0	66
Southcote	39	0	0	0	0	0	39
Thames	4	0	0	0	0	0	4
Tilehurst	12	0	0	0	0	0	12
Whitley	73	0	0	0	0	0	73
By Development Plan Designation							
Central Reading	212	0	0	0	132	1	343
Smaller Centres	0	0	0	0	6	0	6
<i>Town Centres Sub-Total</i>	<i>212</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>138</i>	<i>1</i>	<i>349</i>
South Reading Total	119	0	0	0	0	0	119
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	484	0	3	1	228	2	712
Greenfield	7	0	0	0	0	0	7
By Size							
Large	165	0	0	0	10	0	175
Medium	275	0	0	0	201	0	476
Small	51	0	3	1	17	2	68

Table 3 - Planning Permissions (Hard Commitments) Outstanding*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	3,982	160	66	52	487	3	4,320
By Ward							
Abbey	1,766	0	22	7	338	2	2,117
Battle	51	1	13	5	0	0	58
Caversham	29	0	0	0	1	0	30
Church	1	0	0	0	0	0	1
Katesgrove	44	0	6	2	43	0	91
Kentwood	42	0	0	0	2	1	43
Mapledurham	5	1	0	0	0	0	4
Minster	192	1	0	0	16	0	207
Norcot	408	153	13	32	2	0	238
Park	8	0	0	0	3	0	11
Peppard	20	2	0	0	0	0	18
Redlands	47	0	6	3	61	0	111
Southcote	44	0	4	2	0	0	46
Thames	6	0	0	0	0	0	6
Tilehurst	18	1	0	0	21	0	38
Whitley	1,301	1	2	1	0	0	1,301
By Development Plan Designation							
Central Reading	1,763	0	13	4	348	1	2,119
Smaller Centres	28	0	9	3	27	0	61
<i>Town Centres Sub-Total</i>	<i>1,791</i>	<i>0</i>	<i>22</i>	<i>7</i>	<i>375</i>	<i>1</i>	<i>2,180</i>
South Reading Total	1,347	1	8	3	2	0	1,353
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	3,216	159	66	52	487	3	3,555
Greenfield	766	1	0	0	0	0	765
By Size							
Large	3,214	153	0	0	10	0	3,071
Medium	614	1	13	32	367	0	961
Small	154	6	53	20	110	3	288

*Includes developments not started & under construction (sum tables 1 & 2)

Table 4 - Planning Permissions Without Planning Permission But Accepted in Principle (Soft Commitments)*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	2,033	0	0	0	0	0	2,033
By Ward							
Abbey	662	0	0	0	0	0	662
Battle	116	0	0	0	0	0	116
Caversham	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0
Katesgrove	145	0	0	0	0	0	145
Kentwood	28	0	0	0	0	0	28
Mapledurham	0	0	0	0	0	0	7
Minster	8	0	0	0	0	0	8
Norcot	1	0	0	0	0	0	1
Park	15	0	0	0	0	0	15
Peppard	34	0	0	0	0	0	34
Redlands	18	0	0	0	0	0	18
Southcote	154	0	0	0	0	0	154
Thames	0	0	0	0	0	0	7
Tilehurst	20	0	0	0	0	0	20
Whitley	832	0	0	0	0	0	832
By Development Plan Designation							
Central Reading	807	0	0	0	0	0	807
Smaller Centres	574	0	0	0	0	0	574
<i>Town Centres Sub-Total</i>	<i>1,381</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,381</i>
South Reading Total	832	0	0	0	0	0	832
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	2,032	0	0	0	0	0	2,032
Greenfield	1	0	0	0	0	0	1
By Size							
Large	1,457	0	0	0	0	0	1,457
Medium	560	0	0	0	0	0	560
Small	16	0	0	0	0	0	16

*Includes adopted Development Plan allocations only where a dwelling figure is specified, i.e. excludes RCAAP Major Opportunity Areas

Table 5 - Planning Permissions (Hard Commitments) Completed 2013-2014

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	381	92	46	23	51	2	361
By Ward							
Abbey	31	0	8	3	19	2	53
Battle	0	0	8	4	1	0	5
Caversham	0	0	7	3	3	0	7
Church	21	0	0	0	0	0	21
Katesgrove	82	0	4	2	21	0	105
Kentwood	2	0	2	1	0	0	3
Mapledurham	3	0	0	0	0	0	3
Minster	2	0	0	0	0	0	2
Norcot	145	87	2	1	0	0	59
Park	6	1	2	1	1	0	7
Peppard	8	0	2	1	0	0	9
Redlands	0	0	7	2	6	0	11
Southcote	1	1	0	0	0	0	0
Thames	1	1	0	0	0	0	0
Tilehurst	50	0	4	5	0	0	49
Whitley	29	2	0	0	0	0	27
By Development Plan Designation							
Central Reading	34	0	4	2	29	2	63
Smaller Centres	6	0	6	3	5	0	14
<i>Town Centres Sub-Total</i>	<i>40</i>	<i>0</i>	<i>10</i>	<i>5</i>	<i>34</i>	<i>2</i>	<i>77</i>
South Reading Total	114	2	2	1	2	0	115
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	373	92	42	22	51	2	350
Greenfield	8	0	4	1	0	0	11
By Size							
Large	224	87	0	0	0	0	137
Medium	101	0	0	0	9	0	110
Small	56	5	46	23	42	2	114

Table 6 - Planning Permissions (Hard Commitments) Permitted During 2013-2014*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	264	5	42	21	267	3	544
By Ward							
Abbey	195	0	7	2	166	3	363
Battle	2	0	8	4	1	0	7
Caversham	8	0	5	2	1	0	12
Church	0	0	0	0	0	0	0
Katesgrove	9	0	4	2	25	0	36
Kentwood	13	0	2	1	0	0	14
Mapledurham	2	0	0	0	0	0	2
Minster	0	0	0	0	6	0	6
Norcot	6	0	2	1	0	0	7
Park	3	1	2	1	2	0	5
Peppard	4	2	2	1	0	0	3
Redlands	4	0	6	2	47	0	55
Southcote	2	0	0	0	0	0	2
Thames	3	1	0	0	0	0	2
Tilehurst	10	0	2	4	19	0	27
Whitley	3	1	2	1	0	0	3
By Development Plan Designation							
Central Reading	192	0	0	0	177	3	366
Smaller Centres	11	0	4	2	30	0	43
<i>Town Centres Sub-Total</i>	<i>203</i>	<i>0</i>	<i>4</i>	<i>2</i>	<i>207</i>	<i>3</i>	<i>409</i>
South Reading Total	16	1	4	2	4	0	21
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	252	5	38	20	267	3	529
Greenfield	12	0	4	1	0	0	15
By Size							
Large	201	0	0	0	0	0	201
Medium	0	0	0	0	175	0	175
Small	63	5	42	21	92	3	168

*This does not include permissions that are similar to proposals outstanding at 31 March 2012 on the same site

Table 7 - Planning Permissions (Hard Commitments) Lapsed*

	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	29	1	0	0	15	0	43
By Ward							
Abbey	0	0	0	0	8	0	8
Battle	1	0	0	0	0	0	1
Caversham	0	0	0	0	0	0	0
Church	1	0	0	0	0	0	1
Katesgrove	0	0	0	0	0	0	0
Kentwood	0	0	0	0	1	0	1
Mapledurham	0	0	0	0	0	0	0
Minster	14	1	0	0	6	0	19
Norcot	0	0	0	0	0	0	0
Park	2	0	0	0	0	0	2
Peppard	0	0	0	0	0	0	0
Redlands	10	0	0	0	0	0	10
Southcote	0	0	0	0	0	0	0
Thames	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0
Whitley	1	0	0	0	0	0	1
By Development Plan Designation							
Central Reading	0	0	0	0	8	0	8
Smaller Centres	2	0	0	0	0	0	2
<i>Town Centres Sub-Total</i>	2	0	0	0	8	0	10
South Reading Total	1	0	0	0	0	0	1
Core Employment Areas Total	0	0	0	0	0	0	0
By Type							
Brownfield	29	1	0	0	15	0	43
Greenfield	0	0	0	0	0	0	0
By Size							
Large	0	0	0	0	0	0	0
Medium	14	0	0	0	6	0	20
Small	15	1	0	0	9	0	23

*Permissions which have expired and are not counted in outstanding permissions. Sites where a similar alternative permission is still outstanding are not counted here.

5. COMPARISON WITH PREVIOUS YEARS

- 5.1 This section compares the key headline figures from the 2014 survey (i.e. dwellings completed, dwellings under construction, dwellings completed and new dwellings permitted) against the figures from previous surveys.

Table 8: Key Figures - Comparison with Previous Years

	Completed (net)	Under Construction (net)	Not Started (net)	New Permissions (net)
2003	574	779	2,669	2,666
2004	761	1,195	2,253	629
2005	1,177	679	2,895	1,291
2006	656	747	2,833	576
2007	637	1,028	2,706	624
2008	837	852	2,825	520
2009	782	593	3,355	1,036
2010	693	533	3,536	733
2011	321	688	2,693	142
2012	312	599	3,806	1,350
2013	474	424	3,809	667
2014	361	719	3,601	544

- 5.2 In terms of completions, Table 8 demonstrates that the initial recovery in housebuilding rates seen in 2013 has not carried over into 2014. This is clearly somewhat disappointing on the face of it, but there are a number of factors at play. Firstly, the net total is lowered by the demolition of 87 existing units at Dee Park, to allow for future housebuilding. Secondly, most of the major schemes that are under construction, such as Chatham Place and Kennet Island Phase 3b consist of blocks of flats, which means that there is not a steady stream of completed units, rather the total will all be delivered in one future year. A significant number of the units under construction, for example the remainder of Avenue School, are also very close to completion.
- 5.3 The number of dwellings under construction is, however, at its highest level since 2008. This is promising for the future, particularly because it includes some major schemes in central Reading (such as Chatham Place and 80-82 Kings Road). The absence of residential development on often complicated brownfield sites in central Reading was one of the main reasons for low housebuilding rates during the recession.
- 5.4 The number of dwellings not started remains high, indicating that there is no shortage of land for housing.
- 5.5 One of the main sources of new permissions has been from the new permitted development right to change offices to residential. A total of 262 new dwellings are listed as hard commitments from this source of supply. The majority are in central Reading, although there are a number of small offices in Tilehurst centre that also have approval for residential use.

6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0262 SU708735 0.06	118 Chatham Street RG1 7HT	100884 FUL Catalyst Communities Housing Association Ltd	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	14 0 14	0 0 0	14 0 14	Erection of 13 x 2 bed flats and 1 x 1 bed flat with associated amenity space and car parking (resubmission of 100197) Size: M
Abbey AB-R-0281 SU707733 0.04	139-141 Oxford Road RG1 7UU	020117 FUL Mr A Little	New Build De/C/COU NET	0 10 10	0 0 0	0 0 0	0 10 10	0 0 0	0 10 10	Demolition of existing extension and redevelopment for 10 residential units with associated parking Size: M
Abbey AB-R-0335 SU725735 2.49	42 Kenavon Drive RG1 3DH	131280 FUL Bellway Homes Ltd & Danescroft (Reading) Ltd	New Build De/C/COU NET	192 0 192	0 0 0	0 0 0	0 0 0	192 0 192	192 0 192	Erection of 192 dwellings with associated access, parking, landscaping Size: L
Abbey AB-R-0362 SU714736 0.05	29-35 Station Road RG1 1LG	101247 EXT Imperial Properties (Reading)	New Build De/C/COU NET	103 0 103	0 0 0	0 0 0	0 0 0	103 0 103	103 0 103	Ext of time limit of 040516 for demolition and erection of 22 storey building for 103 residential units, 2 ground floor A1 retail and/or A3 restaurant units, with basement level car/cycle parking spaces and refuse storage. Size: M
Abbey AB-R-0401 SU716735 1.32	173-175 Friar Street RG1 1BP	061033 FUL Cityscene Properties Ltd	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	14 0 14	0 0 0	14 0 14	Refurbishment of shopping arcade, food & drink uses & offices including partial demolition. Erection of health club & fourteen dwellings plus additional arcade & shared ancillary spaces (793 sqm) Size: L
Abbey AB-R-0417 SU720734 0.01	81 Kings Road RG1 3DD	070126 FUL Mr Gill	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Additions and alterations for 2 flats and modified shop (resubmission of 070818) Size: S
Abbey AB-R-0425 SU707734 0.08	120 Oxford Road RG1 7NL	110492 COU Mr Prajapati & Mr Bhardwaj	New Build De/C/COU NET	6 3 9	0 0 0	0 0 0	0 0 0	6 3 9	6 3 9	Extension of time of 070086 (allowed on appeal) for COU of listed building from offices to three residential units & erection of further residential block creating six units. Size: S
Abbey AB-R-0427 SU710736 0.17	6-14 Weldale Street RG1 7BX	110774 EXT Croft Developments	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	0 0 0	14 0 14	14 0 14	Extension of the time limit for 081127 for redevelopment of car showroom & yard to provide fourteen apartments comprising of four 1-bed & ten 2-bed. Size: M

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Abbey AB-R-0439/2 SU710736 0.01	21 Caversham Road RG1 7BT	110628 FUL Mr Anthony Sharp	New Build De/C/COU NET	11 0 11	0 0 0	0 0 0	0 0 0	11 0 11	11 0 11	Demolition of existing building and erection of 11 x 1-bed flats. Alternative permission for 9 flats lapsed. Size: M
Abbey AB-R-0440/1 SU712738 0.1	5-21 Tudor Road RG1 1NH	111403 FUL Linden Homes	New Build De/C/COU NET	29 -9 20	29 -9 20	29 0 29	0 0 0	0 0 0	0 0 0	Demolition of existing dwellings and erection of 11 x 1-bed and 18 x 2-bed apartments. Size: M
Abbey AB-R-0441/2 SU715735 0.02	7-11 Station Road RG1 1SQ	131692 PRA Shaviram Limited	New Build De/C/COU NET	0 18 18	0 0 0	0 0 0	0 0 0	0 18 18	0 18 18	Change of use of ground (part), first, second, third and fourth floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 18 x 1 bed flats. 120353 is alternative permission for 12 flats including 2 additional floors. Size: M
Abbey AB-R-0465 SU711734 0.3	38-40 Oxford Road & 3-7 Cheapside RG1 7LA	091455 COU Zapp Sales / Urban Property Services <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Refurb & COU floors 1-3. COU from offices to residential comprising eight flats. Refurb of existing 1st floor flat. Alts to Cheapside entrance & amendments to shop front. Alts to takeaway ducting at 40 Oxford Road. Size: S
Abbey AB-R-0467 SU707735 0.02	1 Malthouse Lane RG1 7JA	080926 COU Forrest Property Services	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use from commercial office to 2 x 1 bed flats at ground floor (re-submission of planning application 070603) Size: S
Abbey AB-R-0472 SU712741 0.05	93 - 97 Caversham Road RG1 8AN	111088 CNV Mrs Caroline Salib	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Conv 3 2-bed maisonette apartments into 1 x two bedroom apartment, 2 x one bedroom apartment and 2 studio apartments(re-submission of 101776) Size: S
Abbey AB-R-0475 SU712738 0.02	53 Greyfriars Road RG1 1PA	111050 COU DSLS Ltd	New Build De/C/COU NET	2 2 4	2 2 4	2 2 4	0 0 0	0 0 0	0 0 0	Change of use to 2 x 1-bed flats and 2 x 2-bed flats on the first and second floor, extension to form third floor incorporating 1 x 2-bed and 1x 1-bed flat with associated external work (resubmission of 102130) Size: S
Abbey AB-R-0481 SU715735 0.05	17-23 Queen Victoria Street RG1 1SY	111190 COU Avenue Investments Ltd	New Build De/C/COU NET	0 13 13	0 0 0	0 0 0	0 0 0	0 13 13	0 13 13	Change of use of first, second and third floors from office use to 9 x 1 bed flats and 4 x 2 bed flats Size: M

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Abbey AB-R-0484 SU711737 2.56	Station Hill Site Station Hill	090622 OUT Sackville Developments (Reading) Ltd	New Build De/C/COU NET	782 0 782	0 0 0	0 0 0	0 0 0	782 0 782	782 0 782	Demolition of buildings and construction of mixed use devt comprising residential, office, retail, A2, A3, A4, community space, cultural/leisure space, bowling alley, health/fitness, parking, landscaping, infrastructure, public realm. 130440 deals with demolition of part, associated with later proposal. Size: L
Abbey AB-R-0492 SU723730 0.07	84 Watlington Street RG1 4RT	111073 FUL Syon Ltd	New Build De/C/COU NET	0 10 10	0 0 0	0 0 0	0 0 0	0 10 10	0 10 10	Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping Size: M
Abbey AB-R-0496 SU710733 0.01	4A Howard Street RG1 7XS	111233 CNV Pinnacle Developments	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Conversion of dwelling to 1 x 2 bed flat and 2 x 1 bed flats Size: S
Abbey AB-R-0497 SU706733 0.06	179 Oxford Road RG1 7UZ	111484 FUL Mr And Mrs Butt	New Build De/C/COU NET	3 6 9	0 0 0	0 0 0	0 0 0	3 6 9	3 6 9	Remodelling of front elevation & conv of offices for 4 x 2-bed flats & 2 x 1-bed flats including demolition of modern single-storey rear section. Construction of 2 x 2-bed flats & 1 x 1-bed flat to the rear fronting Goldsmid Road. Size: S
Abbey AB-R-0498 SU713731 0.04	27 Castle Street RG1 7SB	120173 COU Mr David Philips	New Build De/C/COU NET	0 7 7	0 4 4	0 4 4	0 3 3	0 0 0	3 3 3	Change of use of former public house to create 7 residential apartments Size: S
Abbey AB-R-0499 SU712738 0.026	53 Greyfriars Road RG1 1PA	120326 FUL DSLS Ltd	New Build De/C/COU NET	6 0 6	0 0 0	0 0 0	0 0 0	6 0 6	6 0 6	Erection of four storey building containing 4 x two bedroom and 2 x one bedroom apartments Size: S
Abbey AB-R-0500 SU715735 0.008	12 Cross Street RG1 3NF	120153 FUL Erleigh Investments	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Third floor extension and change of use of first and second floors from offices (B1) to 3 x 1 bedroom self contained flats (C3) and single storey rear extension to retail space. Size: S
Abbey AB-R-0501 SU709733 0.023	111 Oxford Road RG1 7UH	120136 FUL AH Lansley Estate Agents	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Proposed change of use of 1st and 2nd floor office (B1) to dwelling houses (C3) containing 1 x 1 bed flat and 1 x studio flat. Plus ground floor extension to rear for office use. Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0502 SU715735 0.02	4-8 Cross Street RG1 1SN	121540 COU Sahana Enterprises Ltd	New Build De/C/COU NET	0 9 9	0 0 0	0 0 0	0 0 0	0 9 9	0 9 9	COU of first and second floors and conv of loft space from offices to 3 x studio flats and 6 x 1 bedroom flats including new mansard roof and new rear access stairs. 121374 is alternative development on 6-8 Cross St for 6 flats & retail extension. Size: S
Abbey AB-R-0504 SU713742 0.013	1 Brigham Road RG1 8DP	120382 COU Mr Paul Goddard	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use of existing two storey building to 1 x one bedroom dwelling Size: S
Abbey AB-R-0505 SU709733 0.01	9 Zinzan Street RG1 7UG	121168 COU Mohammed Akram	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of existing building to 1x two bedroom and 2x one bedroom self contained flats and rear extension at basement and ground floor levels. Size: S
Abbey AB-R-0506 SU709735 0.75	Phase 2 Land At Chatham Place	120293 FUL Muse Developments	New Build De/C/COU NET	184 0 184	0 0 0	0 0 0	184 0 184	0 0 0	184 0 184	Ph 2 of Chatham PI redevt - 9 storey and 19 storey bldgs for 184 dwellings and GF retail uses (A1, A2 or A3), with basement car park, amenity space, public realm works and landscaping and alts to access. Supersedes 051243. Size: M
Abbey AB-R-0507 SU708731 0.075	Land Rear Of 14 To 24 Baker Street	121079 CNV Mr R McCarthy	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Conversion of NHS clinic into one 2-bed house with garden, and demolition of existing office block and erection of a new 2-storey office block. 130408 is alternative development which would convert D1 clinic into A2/B1 with no residential (residential figures are zero to avoid double counting). Size: S
Abbey AB-R-0509 SU705708 0.025	21 George Street RG1 7NP	121625 COU Mr P Singh	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Change of use from public house to 4 x 1 bedroom flats Size: S
Abbey AB-R-0510 SU720733 0.2	80-82 Kings Road RG1 3BJ	121489 FUL Crest Nicholson Regen Ltd And Avi PLC	New Build De/C/COU NET	0 103 103	0 0 0	0 0 0	0 103 103	0 0 0	0 103 103	Refurbishment and change of use from office to residential and an increase in the building's height by the addition of new terraced floors resulting in a 10 storey building containing 103 flats with associated basement parking and landscaping. Size: M
Abbey AB-R-0511 SU715735 0.02	156-158 Friar Street RG1 1HJ	130814 PRA Frostrun Ltd	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Change of use of the first, second and third floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 2 bed and 4 x 1bed flats. This is a prior approval which supersedes full permission 121406 for very similar development. Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0512 SU717734 0.04	Abbey Hall Abbey Square RG1 3FB	130449 FUL TA Fisher	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Retrospective application for a change of use of a management office and housekeepers store to a self-contained studio apartment (Class C3 dwellinghouse). Size: S
Abbey AB-R-0513 SU695734 0.01	38 Carey Street RG1 7JS	131048 PRA Mr Simon Read	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 2 bed flats. Size: S
Abbey AB-R-0514 SU712743 0.02	154 Caversham Road RG1 8AZ	130376 CLE Mrs Maria Dench	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use to operate as an eight-bed HMO (sui generis) Size: S
Abbey AB-R-0515 SU712743 0.02	156 Caversham Road RG1 8AZ	130378 CLE Mrs Maria Dench	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use to operate as an eight-bed HMO (sui generis) Size: S
Abbey AB-R-0516 SU708734 0.04	125 Chatham Street RG1 7HT	130870 PRA Mr Mohammed Arif	New Build De/C/COU NET	0 8 8	0 0 0	0 0 0	0 0 0	0 8 8	0 8 8	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 1 bed flats. Size: S
Abbey AB-R-0518 SU715735 0.03	159 Friar Street RG1 1HE	131795 PRA Haslams	New Build De/C/COU NET	0 6 6	0 0 0	0 0 0	0 0 0	0 6 6	0 6 6	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 6 apartments Size: S
Abbey AB-R-0519 SU706736 0.01	199 Great Knollys Street RG1 7HA	121509 FUL Mr Steve Sellwood	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of B1 office building (76 sq m) into 1-bed residential dwelling (resubmission of 120234) Size: S
Abbey AB-R-0520 SU717734 0.01	7 High Street RG1 2EA	120558 FUL C J Basnett And L A Povey	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Conversion of upper floors to 3 x one bedroom apartments (C3) including internal and external alterations (part retrospective) Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Abbey AB-R-0521 SU718734 0.05	25 Kings Road RG1 3AR	130879 PRA Mr Mark Pettitt	New Build De/C/COU NET	0 14 14	0 0 0	0 0 0	0 14 14	0 0 0	0 14 14	Change of use of upper floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 14 apartments. Permission 130796 deals with associated external alterations and fourth floor extension. Size: M
Abbey AB-R-0522 SU720733 0.02	102 Kings Road RG1 3BY	130867 PRA Richard De Souza	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of the ground floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats. Size: S
Abbey AB-R-0523 SU718739 0.04	34-36 Kings Road RG1 3AA	120306 COU Century 2000 Enterprises Ltd	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Change of use from ancillary A3 to residential to form 3x two bed maisonettes on the second and third floor (resubmission of 121136) Size: S
Abbey AB-R-0524 SU716734 0.01	32 Market Place RG1 2DE	120532 COU Brook Henderson Group	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use of the first, second and third floors from office use to residential accommodation. See 110852 (in Non-Residential Commitments) for alternative development over a wider site. Figures are zero here to avoid double-counting. Size: S
Abbey AB-R-0525 SU690730 0.01	100 Oxford Road RG1 7LJ	130404 COU Mr Day Pal Singh	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use from single residential unit to retail class A1 (47 sq m) at ground floor with associated store in basement, two bedroom flat at first floor and one bedroom flat at second floor, and two storey rear extension Size: S
Abbey AB-R-0526 SU706733 0.01	179A Oxford Road RG1 7YZ	131124 PRA Mr David Moffat	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use of rear first floor office from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 1 bed flat. Size: S
Abbey AB-R-0527 SU711733 0.3	Yell House Queens Walk RG1 7RH	131302 PRA Ivypark Ltd	New Build De/C/COU NET	0 115 115	0 0 0	0 0 0	0 0 0	0 115 115	0 115 115	Change of use of existing building known as Yell House from Class B1(a)(offices)to C3(dwellinghouses) to comprise approximately 115 apartments. Permission 131585 contained associated external alterations. See 131302 for alternative scheme for 110 dwellings. Size: M
Abbey AB-R-0528 SU707732 0.03	32 Russell Street RG1 7XF	130384 FUL Mr Reza Amini	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Conversion of a dwelling into three flats Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0529 SU707730 0.07	Land rear of 52 Russell Street RG1 7XH	131337 FUL Nimbus Property Developments Ltd (Mr M	New Build	3	0	0	0	3	3	The erection of a terrace of 3 no. 2-bed houses following demolition of garages on land to the rear of 52 Russell Street, Reading Size: S
De/C/COU	0	0	0	0	0	0				
NET	3	0	0	0	3	3				
Abbey AB-R-0530/1 SU713733 0.04	59-60 St Marys Butts RG1 2LG	131055 PRA Mr A Eisen	New Build	0	0	0	0	0	0	Change of use of the second floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flat and 1 x 1 bed flat. See 131699 for first floor. Size: S
De/C/COU	2	0	0	0	2	2				
NET	2	0	0	0	2	2				
Abbey AB-R-0530/2 SU713733 0.04	59-60 St Marys Butts RG1 2LG	131699 PRA Mr A Eisen	New Build	0	0	0	0	0	0	Change of use of first floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flat and 1 x 1 bed flat. See 131055 for second floor. Size: S
De/C/COU	2	0	0	0	2	2				
NET	2	0	0	0	2	2				
Abbey AB-R-0531 SU708732 0.02	32 Waylen Street RG1 7UR	131665 PRA Mr H Marshall	New Build	0	0	0	0	0	0	Change of use of 32 Waylen Street from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 4 bed house. Permission 131026 is an alternative for change of use to a HMO. Size: S
De/C/COU	1	0	0	0	1	1				
NET	1	0	0	0	1	1				
Abbey AB-R-0532 SU712735 0.01	45 West Street RG1 1TZ	131762 PRA Mr A Nicolaou	New Build	0	0	0	0	0	0	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats. Size: S
De/C/COU	3	0	0	0	3	3				
NET	3	0	0	0	3	3				
Abbey AB-R-0533 SU709732 0.01	46 Zinzan Street RG1 7UQ	130823 CLE Mr Clive Wigginton	New Build	0	0	0	0	0	0	Certificate of lawfulness for existing use as four self contained flats Size: S
De/C/COU	3	3	3	0	0	0				
NET	3	3	3	0	0	0				
Abbey AB-R-0534 SU713740 2.2	Former Sorting Office Caversham Road RG1 1AA	110024 OUT Royal Mail Estates Ltd	New Build	434	0	0	0	434	434	Outline application with all matters reserved except access for demol of buildings; site preparation; and redevt of site for mix of uses from amongst residential & business. CLP 121483 established that current use is B8 rather than uses shown in 2012 Size: L
De/C/COU	0	0	0	0	0	0				
NET	434	0	0	0	434	434				
Battle BA-R-0111/2 SU700733 0.01	The Courtyard Edinburgh Road RG30 2UA	101907 FUL The Keen Partnership <i>Lapsed</i>	New Build	0	0	0	0	0	0	One bedroom flat at new first floor level Size: S
De/C/COU	0	0	0	0	0	0				
NET	0	0	0	0	0	0				

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Battle BA-R-0155 SU696735 0.03	37 Hilcot Road RG30 2SX	111498 EXT Westmore Enterprises Ltd	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Extension of time to 071542 for redevelopment of light industrial workshop to provide three 1-bed dwellings. Size: S
Battle BA-R-0184 SU704731 0.63	Taylor Court Tilehurst Road RG1 7TL	110155 FUL Southern Housing Group	New Build De/C/COU NET	33 -53 -20	0 -53 -53	0 0 0	33 0 33	0 0 0	33 0 33	Demolition of Taylor Court and erection of 3 x 1 bed flats, 26 x 2 bed flats and 4 x 3 bed houses and associated external works including new highway entrance Size: M
Battle BA-R-0185 SU700734 0.12	2-4 Western Elms Avenue RG30 2AN	110799 COU Reading Borough Council <i>Superseded</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Proposed change of use from offices to two dwellings (C3). Superseded by 130156 for change of use to two large HMOs. Size: S
Battle BA-R-0187 SU701733 0.2	Land to the rear of 11-15 Western Elms Avenue RG30 2AL	101418 FUL Cygnet Investments Ltd	New Build De/C/COU NET	6 -1 5	0 0 0	0 0 0	0 0 0	6 -1 5	6 -1 5	Demolition of existing house and garage. Formation of new access and erection of 1 replacement house and 5 new houses. Allowed on appeal Size: S
Battle BA-R-0192 SU705733 0.12	10 Prospect Street RG1 7YG	121242 OUT Barngarth Properties Ltd	New Build De/C/COU NET	6 0 6	0 0 0	0 0 0	0 0 0	6 0 6	6 0 6	Outline application for demolition of existing structures and erection of 6 flats and ancillary access and parking area (access, layout and scale only) (Resubmission of 121338) Size: S
Battle BA-R-0195 SU705736 0.01	52 George Street RG1 7NT	121415 CNV Dr Fred Benjamin	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of two flats into three flats to include a single storey rear extension and rear dormer (resubmission of 121201) Size: S
Battle BA-R-0200 SU693737 0.02	576 Oxford Road RG30 1EG	120766 FUL Mr Sajad Bashier	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Loft conversion and extension with rear dormer to create a new one bedroom flat (resubmission of 120323) Size: S
Battle BA-R-0204 SU694736 0.07	537-541 Oxford Road RG30 1HJ	121118 FUL Mr R Sidhu	New Build De/C/COU NET	0 6 6	0 0 0	0 0 0	0 0 0	0 6 6	0 6 6	First, second and third floor rear extension and third floor front extension and conversion of upper floors to create three x 2-bed flats and six x 1-bed flats Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Battle BA-R-0205 SU701731 0.06	Land Adjacent To 53 Western Elms Avenue RG30 2AL	121364 OUT Mr Nessar Miah	New Build	1	0	0	1	0	1	Outline permission to erect a 2-bed dwellinghouse. See 130375 for reserved matters (appearance) Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	1	0	0	1	0	1	
Battle BA-R-0206 SU696734 0.02	67 Kensington Road RG30 2SZ	130821 CNV Mr K. J Porter	New Build	0	0	0	0	0	0	Conversion of existing house into 2 x 2-bed self-contained flats and a single storey rear extension. Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Battle BA-R-0207 SU696736 0.02	467 Oxford Road RG30 1HF	131149 CLE Fortress Acquisitions Ltd	New Build	0	0	0	0	0	0	Certificate of Lawfulness for existing use of property as 2 x 1 flats Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Battle BA-R-0208 SU696736 0.02	473 Oxford Road RG30 1HF	130961 PRA Mr Raj Rai	New Build	0	0	0	0	0	0	Change of use of ground floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 1 bed flat. Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Battle BA-R-0209 SU692738 0.03	578 Oxford Road RG30 1EG	121769 FUL Kingfisher First Ltd	New Build	2	0	0	0	2	2	Demolition of existing rear buildings, erection of a two storey rear extension to 578 Oxford Road and construction of two x one bedroom dwellings (resubmission of 121191). Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	2	0	0	0	2	2	
Battle BA-R-0210 SU692738 0.01	618 Oxford Road RG30 1EG	130535 CLE Ms Ninu Galot	New Build	0	0	0	0	0	0	Certificate of Lawfulness (Existing) for use of property as 2 separate flats - a one bedroom flat at ground floor level and a studio flat at first floor level. Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Battle BA-R-0211 SU702736 0.01	35 Salisbury Road RG30 1BL	121706 CLE Ms Ninu Galot	New Build	0	0	0	0	0	0	Certificate of lawfulness for existing use as two self-contained flats Size: S
			De/C/COU	1	1	1	0	0	0	
			NET	1	1	1	0	0	0	
Caversham CA-R-0158 SU711747 0.15	Caversham House 13-17 Church Road Caversham RG4 7AA	130609 FUL Gainskill Ltd	New Build	14	0	0	0	14	14	Redevelopment for 14 apartments on the first, second and third floors and 2 A1/A2 units on the ground floor, parking & amenity space. Alternative permission 091066 is similar but for 367 sq m commercial. Demolition complete and counted under 091066 in previous years. Size: M
			De/C/COU	0	0	0	0	0	0	
			NET	14	0	0	0	14	14	

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Caversham CA-R-0159 SU715749 0.01	41 Prospect Street Caversham RG4 8JB	130672 FUL Mr And Mrs D Kilroy	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Demolition of existing two storey rear extension and erection of three storey rear extension. Conversion of existing 2-bed flat to 1 x 2-bed and 1 1-bed flat. Size: S
Caversham CA-R-0160 SU715746 0.07	Former Arthur Legge Centre Wolsey Road Caversham RG4 8BY	121506 FUL Lock End Investments Limited	New Build De/C/COU NET	8 0 8	0 0 0	0 0 0	0 0 0	8 0 8	8 0 8	Erection of a block of 8 flats (six 2-bed flats, one 1-bed flat and a studio flat) together with parking, amenity space and landscaping, following the demolition of the existing building (resubmission of 120892) Size: S
Caversham CA-R-0161 SU721744 0.04	114 Queens Road RG4 8DL	130239 CLE Mr Jeff Orford	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as three self contained flats Size: S
Caversham CA-R-0163 SU725751 0.05	147 Henley Road Caversham RG4 6DW	102129 FUL Linda Graham & David Hutchings	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Subdivision of property to create 1 x three bedroom dwelling and 1 x one bedroom bungalow Size: S
Caversham CA-R-0165 SU713748 0.05	The Old Bakehouse Wellington House Caversham RG4 7QF	110796 FUL Mulhern Properties Limited	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	0 0 0	7 0 7	7 0 7	Demolition of existing industrial building and erection of 7 no. 1 bed Size: S
Caversham CA-R-0166 SU719745 0.01	Queensgate Offices, 3 George Street Caversham RG4 8DH	121140 CLP Nigel Joyner	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Certificate of lawfulness for proposed conversion of first floor offices into a flat (Class C3 dwelling unit) Size: S
Caversham CA-R-0167 SU715749 0.01	39 Prospect Street Caversham RG4 8JB	121068 FUL Mr Imran Hussain	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Three-storey rear extension to existing building and conversion of resulting building into two self-contained apartments at first and second floor level above existing ground floor commercial use (amended description). Size: S
Caversham CA-R-0169 SU720748 0.01	50 Ardler Road Caversham RG4 5AE	130293 FUL Dr S Bray and Mr E Hedley	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use from commercial office to 1-bed residential dwelling (Resubmission of 120775) Size: S

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			Perm	Comp	Comp	Under	Not	Total		
			Total	13-14	Constr	Strtd	Outst			
Church CH-R-0063 SU724700 0.19	Former Whitley Tavern Northumberland Avenue RG2 8LY	092099 FUL MCP (Poole) Ltd	New Build De/C/COU NET	16 0 16	16 0 16	16 0 16	0 0 0	0 0 0	0 0 0	Demolition of public house. Erection of two 3-bed houses & fourteen 1 & 2-bed flats with associated access, parking, & landscaping. Size: M
Church CH-R-0064 SU725709 0.04	89 Cressingham Road RG2 7RX	091905 FUL Mr Tom Saunders	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of a 2-bedroom dwelling adjoining number 89 Cressingham Road with a single-storey rear extension to the existing dwelling. (Resubmission of planning application 091930). Size: S
Church CH-R-0065 SU733702 0.04	248 Shinfield Road RG2 8EY	100516 FUL Mr C J Fry <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Demolition of existing first floor office and the construction of one studio flat Size: S
Church CH-R-0066 SU729714 0.09	46 Northcourt Avenue RG2 7HQ	120348 FUL Mrs Julie McIntyre	New Build De/C/COU NET	5 -1 4	5 -1 4	5 0 5	0 0 0	0 0 0	0 0 0	Demolition of existing property and erection of a single building containing 3 x 2-bed and 2 x 1-bed flats and ancillary car parking and landscaping. Size: S
Katesgrove KA-R-0062 SU720724 0.05	27-29 Highgrove Street RG1 5EJ	080584 FUL Mr Steve Saunders	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Erection of 4 x 2 bed flats over 3 floors. Size: S
Katesgrove KA-R-0073/1 SU717730 0.1	76A London Street RG1 4SJ	110897 VARIAT Mr Paul Stevens	New Build De/C/COU NET	0 9 9	0 9 9	0 9 9	0 0 0	0 0 0	0 0 0	Change of use and refurbishment into 9 x 1- and 2-bed apartments. Originally permitted under 080586, but conditions have been amended to allow a different phasing. See 111198 for additional development. Size: M
Katesgrove KA-R-0073/2 SU717730 0.12	76A London Street RG1 4SJ	111198 FUL JMP Estates Limited	New Build De/C/COU NET	3 0 3	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	Redevt of garage to rear 3 flats (pmtd on appeal, superseding previous permission for 5 houses). See 080586 for additional development & supersedes 110948. Size: M
Katesgrove KA-R-0100/2 SU718726 0.13	The Old British School Southampton Street RG1 2QZ	110732 CNV Accede Land Ltd.	New Build De/C/COU NET	0 14 14	0 0 0	0 0 0	0 14 14	0 0 0	0 14 14	Conversion of the Old School Building into 14 dwellings with car/cycle parking and landscaping. See 091495 for alternative development for 13 dwellings. Size: M

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			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Katesgrove KA-R-0118 SU721717 0.06	62-64 Northumberland Avenue RG2 7PW	120100 EXT KLK Estates	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Application for the extension of the time limit for implementation of planning permission 080252 for the change of use of 62 and 64 Northumberland Avenue to six self contained flats (listed as lapsed in 2012). Size: S
Katesgrove KA-R-0125 SU718716 0.02	Land at 4 & 8 Winchester Road RG2 0EY	091405 FUL Mr Frank McDonagh	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of a three bedroom detached house Size: S
Katesgrove KA-R-0126/1 SU719717 2.28	The Avenue School Basingstoke Road RG2 0EN	100020 REM Reading Borough Council	New Build De/C/COU NET	40 0 40	0 0 0	0 0 0	40 0 40	0 0 0	40 0 40	Reserved matters application pursuant to outline consent 090148 for approval of details of Appearance, Scale and Landscape for the extra care housing scheme only. Size: L
Katesgrove KA-R-0126/2 SU719717 0.17	Whitley Rise Basingstoke Road RG2 0NS	131494 REG3 Reading Borough Council	New Build De/C/COU NET	9 0 9	9 0 9	9 0 9	0 0 0	0 0 0	0 0 0	Erection of 9 single bed apartments with training flat and ancillary accommodation and associated external works. Part of Avenue School development. Size: L
Katesgrove KA-R-0126/3 SU719717 2.28	The Avenue School Basingstoke Road RG2 0EN	121268 REM Reading Borough Council	New Build De/C/COU NET	59 0 59	59 0 59	59 0 59	0 0 0	0 0 0	0 0 0	Reserved matters application pursuant to outline consent 090148 for appearance, landscaping, layout and scale pertaining to development of 59 dwellings. Part of Avenue School development. Size: L
Katesgrove KA-R-0138 SU718729 0.15	Enterprise House 89-97 London Street RG1 4QA	111087 CNV Lionsgate Properties LP	New Build De/C/COU NET	0 10 10	0 0 0	0 0 0	0 0 0	0 10 10	0 10 10	Proposed conversion of existing first and second floor offices into 10 no. residential apartments (6 two-bed and 4 one-bed). Internal alterations to Grade 2 listed building but maintaining existing historic façade. Size: M
Katesgrove KA-R-0140 SU720731 0.025	52 Queens Road RG1 4AU	110380 FUL Mr Adam Girdler	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Proposed conversion of office into 4 self contained residential units. Size: S
Katesgrove KA-R-0141 SU721727 0.1	Melrose Cottage 8 Crown Place RG1 5AE	120058 FUL Townside Homes Ltd	New Build De/C/COU NET	10 0 10	10 0 10	10 0 10	0 0 0	0 0 0	0 0 0	Demolition of extension & front boundary wall. Alterations to existing building and erection of new buildings to form 11 x 2 bed units with associated car parking, refuse and cycle stores and landscaping Size: M

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Katesgrove KA-R-0142 SU717726 0.03	1 Short Street RG1 2PS	120202 COU Mr M Zamir	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use from offices to two 2-bed self-contained flats, detached garage and associated amenity space, including partial demolition of the existing structure. Size: S
Katesgrove KA-R-0144 SU716729 0.012	106 London Street RG1 4SJ	130847 PRA Alderkey	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 7 x 1 bedroom flats. See 120607 for alternative development (full planning permission) for 4 flats. Size: S
Katesgrove KA-R-0150 SU718715 0.03	103 Basingstoke Road RG2 0XL	130944 FUL Mr Jagdeep Grewal	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Proposed part change of use from class A2 to residential, conversion of first and second floor into 1 x 1-bedroom flat and 1 x 2-bedroom flat, and formation of new front entrance door to shop front. Size: S
Katesgrove KA-R-0151 SU716726 0.01	42 Hill Street RG1 2NT	140232 CLE Mr Richard Parr	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for the use of the property as 2 one-bedroom flats. Size: S
Katesgrove KA-R-0152 SU720728 0.16	8-10 Kendrick Road RG1 5DN	100403 FUL Mr Singh Bullar	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Retrospective change of use from care home (C2) to House in Multiple Occupation (Sui Generis) including 6 flats. Size: S
Katesgrove KA-R-0153 SU718731 0.05	55-57 London Street RG1 4PS	131062 PRA Barley Mow Partnership	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Office Prior Approval requested for a change of use to C3 Size: S
Katesgrove KA-R-0154 SU721712 0.06	176 Northumberland Avenue RG2 7PU	131531 CLE Mrs Jayboon Mosaheb	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use of property as 2 flats Size: S
Katesgrove KA-R-0156 SU720731 0.02	48 Queens Road RG1 4AU	120939 FUL Mr Nick Wallwork	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Proposed change of use from offices into a single residential dwelling Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Katesgrove KA-R-0157 SU718717 0.01	2A Surrey Road RG2 0EU	131336 PRA Mr I Seymour	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 1 bed flat on the ground floor and a studio flat on the first floor. Size: S
Kentwood KE-R-0092 SU672752 0.19	1025 - 1027 Oxford Road Tilehurst RG31 6TL	070937 REM Cubitt Homes Developments Ltd	New Build De/C/COU NET	12 -2 10	0 -2 -2	0 0 0	0 0 0	12 0 12	12 0 12	Reserved matters application pursuant to outline consent 061080 (demolish existing dwellings and erect 2 no. buildings containing 12 no. apartments) for approval of details of scale, appearance and landscaping. Size: M
Kentwood KE-R-0094 SU671754 0.1	Land Adjacent The Roebuck Ph Oxford Road Tilehurst RG31 6TG	121457 FUL Elite Homes Ltd	New Build De/C/COU NET	11 0 11	0 0 0	0 0 0	0 0 0	11 0 11	11 0 11	Erection of a 2 and a half storey building with car parking comprising 11 apartments (8 x two bed and 3 x one bed). See 110494 (11 flats - 9 x 2-bed and 2 x 1-bed) for alternative development. Size: M
Kentwood KE-R-0096 SU678746 0.04	18 Weald Rise Tilehurst RG30 6UY	090369 FUL ASquare Properties Ltd.	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Detached residential unit Size: S
Kentwood KE-R-0100 SU673751 0.09	999 Oxford Road Tilehurst RG31 6TL	100897 COU Reading Borough Council <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	COU from education to residential. (Regulation 3) Size: S
Kentwood KE-R-0103/2 SU669742 0.05	14 Lower Armour Road Tilehurst RG31 6HH	121253 FUL DSLS	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Conversion of public house and 2 bed flat to 1 x three bed and 1 x two bed houses including two storey rear extension and external alterations Size: S
Kentwood KE-R-0105 SU671749 0.14	45 Oak Tree Road Tilehurst RG31 6JU	111721 FUL Mr John Carter	New Build De/C/COU NET	2 -1 1	2 -1 1	2 0 2	0 0 0	0 0 0	0 0 0	Demolish existing detached dwelling and garage and construct two 4-bed detached dwellings and one detached garage and provide one new access from highway (resubmission of 111431) Size: S
Kentwood KE-R-0107 SU668750 0.03	154 Overdown Road Tilehurst RG31 6NS	101288 FUL Mr A Graves	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Construction of new 3 bedroom detached dwelling house to rear on Ulleswater Drive Size: S

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			Total	13-14	Constr	Strtd	Outst			
Kentwood KE-R-0108 SU668742 0.03	Land Adjacent To 46 Armour Road Tilehurst RG31 6HN	111638 FUL Armour Road Properties	New Build 2 De/C/COU 0 NET 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Erection of two 3 bed semi detached dwellings Size: S	
Kentwood KE-R-0109 SU688740 0.29	9 Tidmarsh Street RG30 1HX	120351 FUL Mr & Mrs Cook	New Build 2 De/C/COU 0 NET 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Erection of a pair of semi-detached 3 bed houses Size: S	
Kentwood KE-R-0111 SU669744 0.22	59 Armour Hill Tilehurst RG31 6JH	121834 FUL Mr And Mrs A W And J E Davis And Hurst Grove	New Build 7 De/C/COU 0 NET 7	0 0 0	0 0 0	0 0 0	7 0 7	7 0 7	Erection of three x 2-bed houses and four x 3-bed houses Size: S	
Kentwood KE-R-0112 SU669741 0.07	14-16 Armour Road Tilehurst RG31 6HN	120880 FUL Mr E A Richardson	New Build 4 De/C/COU 0 NET 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Demolition of existing B1 industrial unit & construction of three 1- bedroom houses and one 2-bedroom house with parking, bin & cycle stores Size: S	
Kentwood KE-R-0113 SU673747 0.2	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	121480 FUL Mrs Abida Saood	New Build 2 De/C/COU 0 NET 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Demolition of existing church buildings and construction of 2 x 4-bed detached dwellings (Resubmission of 121369). See 100742 for an earlier permission for change of use to education. Size: S	
Kentwood KE-R-0114 SU689739 0.02	742 Oxford Road Tilehurst RG30 1EH	130913 CLE Mr Ninu Galot	New Build 0 De/C/COU 1 NET 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use of property as two flats Size: S	
Mapledurham MA-R-0002 SU698751 0.23	Plots 1 and 2 Vallpineda The Warren Caversham RG4 7TQ	090572 FUL Mr Ray Hocking	New Build 2 De/C/COU -1 NET 1	2 -1 1	2 0 2	0 0 0	0 0 0	0 0 0	Demolition of existing house and garage, and the erection of two new houses. Applications are 090766 for plot 1 and 090572 for plot 2. Size: S	
Mapledurham MA-R-0010 SU699752 0.05	3 Upper Warren Avenue Caversham RG4 7ED	101042 EXT Mr And Mrs P Waite	New Build 1 De/C/COU 0 NET 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Extension of 060919 for erection of 1 new detached house. Size: S	

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Mapledurham MA-R-0012 SU700752 0.34	Highfield Upper Warren Avenue Caversham RG4 7EJ	110662 EXT Mr Raymond A Clamp	New Build De/C/COU NET	2 -1 1	0 0 0	0 0 0	0 0 0	2 -1 1	2 -1 1	Extension of 080077 for demolition of the existing building and erection of two dwellings. Size: S
Mapledurham MA-R-0017 SU703753 0.06	Land To Rear Of 29 Woodcote Road Caversham RG4 7BB	120178 FUL Bentier Homes Ltd	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of a 4 bed detached house. See 120178 for alternative development of one four bed detached house. Size: S
Mapledurham MA-R-0018 SU702750 0.3	8 Grass Hill Caversham RG4 7TJ	121361 FUL Mr And Mrs S Bartlett	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of new 3-bedroom dwelling with garage Size: S
Mapledurham MA-R-0019 SU702766 0.07	191 Kidmore Road RG4 7NW	130480 FUL Mr Ian Rivers	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Demolition of redundant church hall and erection of one 4-bedroom detached dwelling Size: S
Minster MI-R-0120 SU706730 0.05	1c Tilehurst Road RG1 7TW	100120 FUL Castle Hill Clinic <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Demolition of existing clinic. (83sqm). Erection of new dental, chiropractice, & chiropody clinic Size: S
Minster MI-R-0126 SU713726 0.63	5 - 9 Berkeley Avenue RG1 6EL	101656 EXT Lok'n Store Ltd	New Build De/C/COU NET	112 0 112	0 0 0	0 0 0	0 0 0	112 0 112	112 0 112	Extension of time for 070256 for redevelopment of storage premises for 112 flats. Allowed on appeal. Size: M
Minster MI-R-0135/2 SU701726 0.3	41 Bath Road RG1 6HL	121317 REM Beenlore Ltd And Kingpin Property Services Ltd	New Build De/C/COU NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Reserved Matters application pursuant to Outline Consent 110230 (allowed on appeal) for development of 2 dwellings. Approval sought for appearance and landscaping. Size: S
Minster MI-R-0140 SU704725 0.34	72 Berkeley Avenue RG1 6HY	101044 CNV Pangbourne Beaver Investments <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Conversion of existing building into 6 flats and construction of 4 cottages Size: M

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Minster MI-R-0141 SU697726 0.38	62-79 Armadale Court Westcote Road RG30 2DF	100302 FUL Mr Mark Wainwright <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Erection of 6 x 2 bedroom flats and 2 x 3 bedroom flats above the existing building (Resubmission of application 091308) Size: S
Minster MI-R-0145 SU697727 0.012	19 Westcote Road RG30 2DL	121066 FUL Kingfisher First Ltd	New Build De/C/COU NET	12 -1 11	0 0 0	0 0 0	0 0 0	12 -1 11	12 -1 11	Demolition of existing dwelling and erection of 6x 1-bed and 6x 2-bed flats with associated car parking. Changes to vehicular access. See 120912 for variation of condition to allow external alterations. Size: M
Minster MI-R-0146 SU702728 2.2	Former Thames Water Reservoir Bath Road	120732 FUL Kennet Properties & Bewley Homes	New Build De/C/COU NET	68 10 78	0 0 0	0 0 0	17 10 27	51 0 51	68 10 78	Demol reservoir embankments & associated structures and redevt for residential development (for 68 units) and conversion/extension of pump house and listed water tower (for 10 units) and associated car parking, wildlife area and landscaping. Size: L
Minster MI-R-0147 SU706723 0.09	The Roundhead PH Wensley Road RG1 6DJ	130062 COU Mr Suneet Jain	New Build De/C/COU NET	0 6 6	0 0 0	0 0 0	0 6 6	0 0 0	0 6 6	Change of use from A3 to C3 with first floor side extension and alterations to create two 1-bed flats and four 2-bed flats. Size: S
Norcot NO-R-0054 SU685733 0.85	103 Dee Road Tilehurst RG30 4FS	100126 EXT Royal Berkshire Fire And Rescue Service	New Build De/C/COU NET	42 0 42	0 0 0	0 0 0	0 0 0	42 0 42	42 0 42	Extension of the time limit for 070728/OUT for outline application for redevelopment of fire station to provide a residential development comprising 42 units. Site was lapsed in 2011, but now time extended. Size: M
Norcot NO-R-0057 SU687728 0.05	137 Honey End Lane RG30 4EG	081107 FUL Gables Holding Ltd	New Build De/C/COU NET	4 -1 3	4 -1 3	4 0 4	0 0 0	0 0 0	0 0 0	Demolition of existing bungalow and construction of 4 flats for the elderly. Size: S
Norcot NO-R-0058 SU689734 0.13	1 St Ronans Road RG30 2QE	080819 FUL Keen Properties	New Build De/C/COU NET	4 -1 3	0 -1 -1	0 0 0	4 0 4	0 0 0	4 0 4	4 dwellings at the rear of 1-3 St Ronans Road. Demolition complete. Size: S
Norcot NO-R-0065 SU693735 0.03	13 Wilson Road RG30 2RT	090774 FUL Kingsmen Ltd	New Build De/C/COU NET	3 0 3	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	Demolition of existing light industrial unit & garage. Erection of three 3-bed terraced houses. Size: S

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			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Norcot NO-R-0068 SU683735 16.4	Dee Park Estate Spey Road	091606 OUT Dee Park Partnership	New Build De/C/COU NET	705 -363 342	349 -210 139	131 -87 44	21 0 21	335 -153 182	356 -153 203	Phased regen. Demol flats, centre, school, pub. Erect dwellings, community uses, care home, retail, primary school. OUT 091606 for 705 units, with detailed permissions for Ph 1 (092084 & 091899 - 264 units), Ph 2a (110612 - 106 units) and Ph 2b (131056 - 145 units). Demol of pub counted 2011. Size: L
Norcot NO-R-0069 SU690737 0.1	41 St Georges Road RG30 2RG	091716 FUL CRS Properties	New Build De/C/COU NET	7 0 7	7 0 7	7 0 7	0 0 0	0 0 0	0 0 0	Demolition of existing light industrial buildings. Erection of residential flats comprising two 1-bed & five 2-beds with 7 parking spaces (resubmission of 080812). (Allowed on Appeal). Size: S
Norcot NO-R-0071 SU683728 0.22	2-64 Victory Close Tilehurst RG30 4AW	111629 CNV A2 Dominion Group	New Build De/C/COU NET	0 -19 -19	0 0 0	0 0 0	0 0 0	0 -19 -19	0 -19 -19	Conversion of Block A, 32 en suite bed sits into 13 flats Size: M
Norcot NO-R-0072 SU691738 0.03	621 Oxford Road Tilehurst RG30 1HP	111516 COU Mrs AES And Mrs H Bomer	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Change of use and alterations to provide two 1-bedroom flats on ground floor Size: S
Norcot NO-R-0075 SU694736 0.08	Groveland Baptist Church 553 Oxford Road RG30 1HJ	121716 FUL Reading Community Church	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Demolition of existing church buildings, construction of a new 3 storey church building to accommodate worship/meeting rooms, offices, cafe, and 2 retail shop units. Attached residential accommodation, comprising 1x one bedroom flat, 1x two bedroom flat, and 1x Studio flat. Size: S
Norcot NO-R-0076 SU693733 0.05	122 Wantage Road RG30 2SF	120238 FUL Mr Pat Artwell	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	2 x semi detached four bed houses on land adjacent to 122 Wantage Road Size: S
Norcot NO-R-0077 SU691732 0.05	45 Westbourne Terrace RG30 2RP	130685 FUL Mr Adam Girdler	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of garage/workshop and erection of single storey 2-bed dwelling Size: S
Norcot NO-R-0078 SU693736 0.02	28 Wilson Road RG30 2RN	131075 CLE Mr William Darlow	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use of property as two separate dwellings Size: S

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			Perm	Comp	Comp	Under	Not	Total		
			Total	13-14	Constr	Strtd	Outst			
Park PA-R-0066 SU732732 0.04	Cumberland Villa 1 Cumberland Road RG1 3LB	011003 COU CC Properties Ltd	New Build De/C/COU NET	4 1 5	4 1 5	4 0 4	0 0 0	0 0 0	0 0 0	Change of use: ancillary office and facilities to studio flat. Redevelop workshop store to 4 x 1-bed flats. Other application refs 040358 & 040558. Size: S
Park PA-R-0082 SU733729 0.08	Land at 25 Eastern Avenue RG1 5RU	101001 EXT Mr Roy W Brown	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Application for an extension of the time limit for implementation of permission 070049 for the erection of 3 flats and renewal of staircase and alteration to access and parking Size: S
Park PA-R-0095/1 SU734730 0.04	34 Wokingham Road RG6 1JH	101291 OUT Duraglaze <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Redevelopment of site from light industrial to residential comprising two semi detached houses. See 110147 for additional development. Size: S
Park PA-R-0095/2 SU734730 0.03	34 Wokingham Road RG6 1JH	110147 OUT C V Wild C/o Duraglaze	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Outline application for demolition of existing office and out buildings and erection of one pair of semi detached houses (access, layout and scale only). See 101291 for additional development (now lapsed). Size: S
Park PA-R-0097 SU734725 0.12	Land To The Rear Of 61-65 Eastern Avenue	111300 FUL Silkstead Developments	New Build De/C/COU NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Demolition of garage block and erection of 2 x 3 bed dwellings Size: S
Park PA-R-0098 SU730733 0.02	78 Cumberland Road RG1 3JT	110372 CNV Mr Peter Graham	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion of ground floor shop (retail) to residential accommodation and provision of a covered cycle store Size: S
Park PA-R-0099 SU730733 0.01	1 Woodstock Street RG1 3JU	110439 COU Mr N Tsiredes	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use of commercial building to one bedroom flat with associated building works. Size: S
Park PA-R-0101 SU741729 0.02	121 Grange Avenue RG6 1DL	130836 COU Mr Ravi Arora	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use from store building to rear of 121 Grange Avenue to a 1-bed house. Size: S

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			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Park PA-R-0102 SU738728 0.03	118 Wokingham Road RG6 1JL	131209 CLE Mr Fyaz Chaudhry	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for existing use of ground floor as two self-contained flats Size: S
Park PA-R-0103 SU743720 0.01	179 Wokingham Road RG6 1LT	131278 PRA Mr Andrew Hooper	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use of first floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise one studio apartment. Size: S
Park PA-R-0104 SU742721 0.09	276 Wokingham Road RG6 1JU	120873 FUL Irongate Property Asset Management Ltd	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 -1 -1	3 0 3	0 0 0	3 0 3	Demolition of existing dwelling and garage and construction of single building comprising 3 x 4 bedroom houses with private garden and parking space Size: S
Peppard PE-R-0083 SU729750 0.37	Land to rear of 88-96 Lower Henley Road Caversham RG4 5LE	090080 REM TA Fisher And Sons And Exors Of Mr I E Vokes	New Build De/C/COU NET	14 0 14	0 0 0	0 0 0	14 0 14	0 0 0	14 0 14	REM pursuant to 061090 for the erection of 14 dwellings, comprising 11 x 3 bedroom houses with integral garages and 1 x 4 bedroom house and 2 x 5 bedroom houses with external garages Size: M
Peppard PE-R-0093 SU717766 0.18	Brindles, off Lyfield Court Kidmore End Road Emmer Green RG4 8SH	080469 FUL Mr P Hancock	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	New house and garage Size: S
Peppard PE-R-0096 SU719762 0.15	Garages Rear Of 2-10 Evesham Road Emmer Green	111717 EXT Mr P. Byfield	New Build De/C/COU NET	5 0 5	5 0 5	5 0 5	0 0 0	0 0 0	0 0 0	Extension of the time limit of 081116 for the demolition of existing garages and erection of five 3-bed terraced houses and associated car park. Was listed as lapsed at 2012. Size: S
Peppard PE-R-0098 SU729761 0.03	15 Newton Avenue Caversham RG4 6PX	110437 FUL Mr T Webb	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of three bedroom dwelling Size: S
Peppard PE-R-0099 SU732756 0.16	Land To Rear Of 15-18A Hawthorne Road Caversham RG4 6LY	110805 FUL Bentier Homes Ltd	New Build De/C/COU NET	3 0 3	3 0 3	3 0 3	0 0 0	0 0 0	0 0 0	Erection of 3 detached 4-bed houses on land to the rear of 15-18A Hawthorne Road with access off Maytree Walk Size: S

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			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Peppard PE-R-0101 SU729763 0.02	110 Galsworthy Drive Caversham RG4 6QJ	130561 CLE Mr Stuart Haresnape	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use as two separate dwellings Size: S
Peppard PE-R-0102 SU725774 0.05	Kiln Cottages Kiln Road Emmer Green RG4 9PE	121526 FUL Mr And Mrs M Marshall	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	First floor rear extension and alterations to no.3 Kiln Cottages and erection of new attached 2-bed dwelling with detached garage (resubmission of 120268) Size: S
Peppard PE-R-0103 SU719765 0.09	7 School Lane Emmer Green RG4 8LL	130269 FUL Mr Cyrus Goodall	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Demolition of existing dwelling and detached garage and construction of a new dwelling and detached garage Size: S
Peppard PE-R-0104 SU731756 0.08	8 Woods Road Caversham RG4 6NA	130487 FUL Mr Philip and Michael Brett	New Build De/C/COU NET	2 -1 1	0 0 0	0 0 0	0 0 0	2 -1 1	2 -1 1	Demolition of existing dwelling and erection of 2 x 5 bedroom detached houses with garages. Size: S
Redlands RE-R-0105/1 SU725731 0.12	79 London Road Eldon Terrace RG1 5BY	041115 CNV Dr Shahid Sharif	New Build De/C/COU NET	2 4 6	0 4 4	0 0 0	0 0 0	2 0 2	2 0 2	Conv of 79 London Road to 4 flats, demol of existing hall erect 2-storey extension for 2 further flats, demol of car wash facility for 4 flats, access and car parking. Conversion previously completed. See 110363 for alternative block at rear for 6 flats against which figures for new block are counted. Size: M
Redlands RE-R-0105/2 SU726731 0.04	34 Eldon Terrace RG1 4DX	110363 EXT Rowe Property Investments	New Build De/C/COU NET	6 0 6	0 0 0	0 0 0	0 0 0	6 0 6	6 0 6	Extension of the time limit of 060719 for the demolition of existing building and erection of 2 storey building with accommodation to form 4 x 1-beds flats and 2 x 2-bed flats and associated cycle stores (was lapsed in 2012) Size: M
Redlands RE-R-0140 SU725723 0.24	46 Redlands Road RG1 5HE	090977 FUL Mr & Mrs Clifford <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Demolition of existing guest house. Erection of ten residential apartments with associated parking. (Allowed on Appeal). Size: M
Redlands RE-R-0142 SU722720 0.055	1 Northumberland Avenue RG2 7PR	101342 FUL Mr Robert Pouard	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of semi-detached 4 bedroom house to north elevation of existing property; and two storey rear extension to existing property Size: S

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			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Redlands RE-R-0149 SU727730 0.03	4 Alexandra Road RG1 5PE	110664 COU Quality Care Providers Ltd	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Change of use of first and second floors from office to 1 x 4-bed flat for use as respite accommodation Size: S
Redlands RE-R-0150/1 SU723716 0.09	17 Newcastle Road RG2 7TR	111735 COU Reading Borough Council	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Change of use from centre for children with special needs to single family dwelling (C3). See 130577 for redevelopment to 4 flats. No figures counted here. Size: S
Redlands RE-R-0150/2 SU723716 0.09	17 Newcastle Road RG2 7TR	130577 FUL Mr P Brett	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	Redevelopment of existing vacant residential building to provide 3 x 2 bed flats and 1 x 1 bedsit flat with associated parking Size: S
Redlands RE-R-0151 SU729731 0.09	Avon House And Clifton House 318A Kings Road RG1 4JG	110967 COU Goldtique Securities Limited	New Build De/C/COU NET	0 14 14	0 0 0	0 0 0	0 14 14	0 0 0	0 14 14	Change of use to 7 no. 1-bedroom flats and 7 no. 2-bedroom flats; Ext to form new central core; replacement of existing roof structure with a reconfigured 3rd floor; remodelling of facades incl alts to fenestration and external materials. Size: M
Redlands RE-R-0152 SU729731 0.015	137 London Road RG1 4SJ	111736 FUL Dr Sundeep Singh	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 0 0	0 3 3	0 3 3	Proposed change of use from three self-contained one-bedroom flats and five bedsits with shared bathroom facilities, to four self-contained studio flats, one self-contained one-bedroom flat and one self-contained two-bedroom flat (amended description). Size: S
Redlands RE-R-0154 SU725731 0.38	17 Eldon Square RG1 4DP	121219 COU Mr S Huntridge	New Build De/C/COU NET	0 5 5	0 5 5	0 5 5	0 0 0	0 0 0	0 0 0	Change of use of therapeutic centre to 4 x 1 bed flats and 1 x 2 bed flat with associated parking, secure cycle storage and amenity area. Size: S
Redlands RE-R-0157 SU727724 2.07	Wells Hall Upper Redlands Road	121820 OUT The University Of Reading	New Build De/C/COU NET	34 0 34	0 0 0	0 0 0	0 0 0	34 0 34	34 0 34	Outline application (access only) for demolition of all existing buildings, halls of residence and associated buildings and redevt to provide 34 dwellings, open space, landscaping, accesses to Upper Redlands Road and all associated works. Size: L
Redlands RE-R-0158 SU726730 0.06	Sherston House 56 London Road RG1 5AS	120903 FUL Sherston House Partnership	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Second floor rear dormer extension to create a self-contained studio flat. Size: S

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			Total	13-14	Constr	Strtd	Outst			
Redlands RE-R-0160 SU730726 0.02	20 Addington Road RG1 5PT	140077 CLE Mr D Steams	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Use of original dwelling house as four flats: One bedroom flat at basement level; bedsit flat at ground floor level; one bedroom flat at first floor level; and bedsit flat at second floor level. Size: S
Redlands RE-R-0161 SU725728 0.08	7 Craven Road RG1 5LE	131249 COU Mr Philip Holmes	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Change of use of 7 Craven Road to a single dwelling. Size: S
Redlands RE-R-0162 SU728731 0.16	308-314 Kings Road RG1 4HP	131146 COU Thomas Homes	New Build De/C/COU NET	0 46 46	0 0 0	0 0 0	0 46 46	0 0 0	0 46 46	Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 45 x 1-bed flats and 1 x 2-bed flat Size: M
Redlands RE-R-0163 SU733724 0.02	42 Upper Redlands Road RG1 5JP	131704 CLE Mr Lance Burns	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for use of ground floor as a flat (flat 1) Size: S
Southcote SO-R-0034 SU679722 0.03	2 Hogarth Avenue RG30 4QW	101026 EXT Mr Ronald Thacker	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Extension of the time limit for implementation of permission 050501 for erection of a detached bungalow on land adjacent to the existing dwelling Size: S
Southcote SO-R-0056/2 SU694721 0.05	114 Southcote Lane RG30 3AF	101603 CNV Mr L Antony	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conv of one dwellinghouse to 1 x 3 bedroom and 1 x 2 bedroom semi-detached dwellings and associated external alterations and new vehicular access. Size: S
Southcote SO-R-0060 SU686721 0.045	89 Gainsborough Road RG30 3BU	111555 FUL Mr Martin Richmond	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Construction of a 3 bed dwelling house and new dropped kerb and driveway to existing house (Resubmission of 111413) Size: S
Southcote SO-R-0062 SU694721 0.05	112 Southcote Lane RG30 3AF	121323 FUL Mr L. Antony	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Sub-division of the existing 3-bed dwelling to form a pair of semi-detached dwellings (1 x 3-bed and 1 x 2-bed) including part 2-storey and single storey side and rear extensions and new side and rear dormer windows. Size: S

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				Total	13-14	Constr	Strtd	Outst		
Southcote SO-R-0063 SU676725 0.09	30 Cockney Hill Tilehurst RG30 4EU	121408 FUL Mr Shaun Roberts	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 -1 -1	0 0 0	1 0 1	1 0 1	Demolition of existing bungalow and reconstruction to provide chalet bungalow (resubmission of planning application 110927) Size: S
Southcote SO-R-0064 SU684721 0.4	60 Granville Road RG30 3PX	121776 FUL Thames Valley Housing Association	New Build De/C/COU NET	30 0 30	0 0 0	0 0 0	30 0 30	0 0 0	30 0 30	Demolition of the existing buildings and the erection of 30 affordable dwellings (6 x 3 bed houses, 5 x 1 bed flats, and 19 x 2 bed flats) and associated car parking and landscaping. Demolition complete. Size: M
Southcote SO-R-0065 SU678724 0.055	19 Fontwell Drive RG30 4QR	121554 FUL Mr Ronald Garratt	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Erection of one detached four bedroom house with detached double garage on land adjacent to 19 Fontwell Drive Size: S
Southcote SO-R-0066 SU689722 0.12	4 Granville Road RG30 3QD	120777 FUL Ability Housing Association	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	9 0 9	0 0 0	9 0 9	Demol existing building and replacement with 2 storey residential comprising one 2 bed, wheelchair accessible apartment, three 1 bed wheelchair accessible apartments, all at GF and five x 1 bed apartments at first floor. Supported housing facility. Demolition complete. Size: S
Southcote SO-R-0067 SU685721 0.03	242 Gainsborough Road RG30 3BP	131242 FUL Mr J R Lloyd	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Construction of an end of terrace two storey dwellinghouse Size: S
Southcote SO-R-0068 SU696719 0.06	44 Winser Drive RG30 3EQ	120837 FUL Mr L Antony	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Extensions to 44 Winser Drive and creation of a new dwelling Size: S
Thames TH-R-0133 SU711771 0.07	52 Highdown Hill Road Emmer Green RG4 8QP	070516 FUL Miss L Smith	New Build De/C/COU NET	1 -1 0	0 -1 0	0 0 0	1 0 1	0 0 0	1 0 1	Replacement single dwelling for residential purposes Size: S
Thames TH-R-0142 SU703762 0.03	The Builders Yard Uplands Road Caversham RG4 7JG	071422 FUL Mr T Page	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Redevelopment of builder's workshop & ancillary office to residential to provide a 4-bed detached dwelling. Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Thames TH-R-0147 SU717758 0.17	9 Surley Row Emmer Green RG4 8ND	111125 FUL Mr And Mrs Evans	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Demolition of existing bungalow and erection of part two storey, part one and a half storey and part one storey replacement dwelling (re-submission of 101632). Demolition complete. Size: S
Thames TH-R-0148 SU705761 0.08	107A Kidmore Road Caversham RG4 7NH	101255 FUL Mr K Brown	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	New 4 bedroom dwelling on land adjacent to 107A Kidmore Road (re-submission of 100638) Size: S
Thames TH-R-0150 SU717753 0.08	3 Derby Road Caversham RG4 5HE	130491 FUL Mr And Mrs P Quinn	New Build De/C/COU NET	2 -1 1	0 -1 -1	0 -1 -1	2 0 2	0 0 0	2 0 2	Demolition of existing house and erection of 2 x 3 bedroomed dwellings and new access (Resubmission of 120758) Size: S
Thames TH-R-0151 SU718754 0.02	3 Grosvenor Road Caversham RG4 5EJ	121391 FUL Mr John Davies	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	One 3-bed detached dwelling at land to the rear of 3 Grosvenor Road. Size: S
Tilehurst TI-R-0126 SU671735 0.02	Land rear of 11 - 12 Bramble Crescent Tilehurst RG30 4TX	100268 REM Mrs Sarah Jones	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Reserved Matters application pursuant to Outline Consent 070009 for the erection of a three bedroom detached dwelling (access, appearance, landscaping and scale). See 121786 for variation of condition. Size: S
Tilehurst TI-R-0130 SU673729 0.83	Iris Court New Lane Hill Tilehurst RG30 4JX	101107 EXT Southern Housing Group	New Build De/C/COU NET	43 -47 -4	43 -47 -4	43 0 43	0 0 0	0 0 0	0 0 0	Ext of time limit of 061331 for sheltered housing for 43 units and ancillary accomm replacing 47 existing. 8 existing units retained with a total of 51 units on site. Size: M
Tilehurst TI-R-0136 SU661741 0.11	28 Lower Elmstone Drive Tilehurst RG31 5EB	091252 FUL Redfinch Limited	New Build De/C/COU NET	3 -1 2	3 -1 2	3 0 3	0 0 0	0 0 0	0 0 0	Demolition of the existing dwelling, garage and outbuildings and construction of three detached houses. Size: S
Tilehurst TI-R-0141/1 SU672738 0.05	Rear Of 52 Norcot Road Tilehurst RG30 6BU	101083 OUT Mr Sanjay Sharma	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	3 bedroom detached house with 2 parking spaces and new access and demolition of outdoor store (access and layout only). See 060533 & 110038 for adjacent development Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Tilehurst TI-R-0141/2 SU682739 0.14	Land rear of 54a-66 Norcot Road Tilehurst RG30 6BU	130374 FUL Mr R Hayward	New Build De/C/COU NET	7 0 7	0 0 0	0 0 0	7 0 7	0 0 0	7 0 7	3 x 4-bed dwellings and 4 x 2-bed dwellings, including parking and landscaping (resubmission of 12/01761/FUL). Permission 060533 is a similar scheme for 7 dwellings on same site. Size: S
Tilehurst TI-R-0141/3 SU672738 0.03	52 Norcot Road Tilehurst RG30 6BU	110038 COU Mr Sanjay Kittoo Sharma	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	COU of grnd floor shop/office to one 1-bed and one 2-bed flats plus extensions to convert 1st floor from 2 bedsits to two 1-bed flats. See 060533 & 101083 for adjacent development Size: S
Tilehurst TI-R-0141/4 SU672738 0.1	50 Norcot Road Tilehurst RG30 6BU	121465 FUL Mr A Deacon	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	3 0 3	0 0 0	3 0 3	Demolition of rear of 50 Norcot Road (B1 80 sq m) and erection of three 3-bed dwellings in rear (resubmission of 111565) Size: S
Tilehurst TI-R-0142 SU667736 0.02	91 School Road Tilehurst RG31 5AT	110177 CNV Mr James Francis	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Conversion from one dwelling house into 2 x 2 bed self contained flats, with first floor front and rear extensions Size: S
Tilehurst TI-R-0143/2 SU666736 0.01	Land To Rear Of 98-100 School Road Tilehurst RG31 5AU	130306 FUL Kingfisher First (Holdings) Ltd	New Build De/C/COU NET	2 0 2	2 0 2	2 0 2	0 0 0	0 0 0	0 0 0	Construction of two single storey dwellings. See 120098 (allowed on appeal) for alternative development for a single dwelling. Size: S
Tilehurst TI-R-0143/3 SU666736 0.01	98 School Road Tilehurst RG31 5AU	130510 COU Kingfisher (Holdings) Ltd	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Change of use of the first floor of the existing building from A2 financial and professional services to a C3 dwelling Size: S
Tilehurst TI-R-0145 SU674737 0.08	Silver Birches Sanctuary Close Tilehurst RG30 4XF	110413 FUL Mr Andy Deacon	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing house and detached garage to erect three detached two bed houses Size: S
Tilehurst TI-R-0147 SU661740 0.05	63 Westwood Glen Tilehurst RG31 5NW	111127 FUL Mr Andrew Cook	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Erection of a four bedroom house and garage. See 121861 for variation of condition. Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp	Comp	Under	Not	Total		
				Total	13-14	Constr	Strtd	Outst		
Tilehurst TI-R-0148 SU666739 0.03	Rear Of 67 Victoria Road Tilehurst RG31 5AB	120087 OUT Mr P Sorge & K Griffin	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Outline permission for demolition of existing storage shed and erection of 1 single-storey dwelling (resubmission of 110531) Size: S
Tilehurst TI-R-0149 SU662737 0.05	93 Chapel Hill Tilehurst RG31 5BX	120510 FUL Dr Zbigniew and Dr. J. Karpowicz	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Erection of 2 semi detached houses (1 x 3-bed and 1 x 2-bed) Size: S
Tilehurst TI-R-0150 SU668734 0.04	59 St. Michaels Road Tilehurst RG30 4RR	120602 FUL Mr P Errington	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Demolition of existing garage and erection of two storey semi-detached dwelling with associated access, secure cycle store and amenity space Size: S
Tilehurst TI-R-0151 SU669740 0.06	19 Armour Road Tilehurst RG31 6EX	131277 CLP Katherine Lewis	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Application for a Lawful Development Certificate for the proposed use of the property as a single dwelling house. (Reversion from two flats) Size: S
Tilehurst TI-R-0152 SU671739 0.01	12A Lemart Close Tilehurst RG30 4UE	131147 PRA JJ And JM Hayes	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Prior approval of change of use of a ground floor self contained office unit/suite from Class B1(a) to C3 to comprise 1 x 2 bed flat Size: S
Tilehurst TI-R-0153 SU671739 0.02	14A Norcot Road Tilehurst RG30 6BU	130862 PRA Mr John Hayes	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of the ground and first floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 2 bed flat and 1 x 1 bed flat. Size: S
Tilehurst TI-R-0154 SU669739 0.09	20 School Road Tilehurst RG31 5BW	131799 PRA Mr Tim Young	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Change of use of first and second floors from Class B1(a) offices to C3 (dwellinghouses) to comprise 7 residential flats. Size: S
Tilehurst TI-R-0155 SU667737 0.03	72 School Road Tilehurst RG31 5AW	140010 PRA Mr M Saood	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of 72 School Road first floor, from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats. Size: S

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Build Type and Progress							Description of development and comments
			Perm	Comp	Comp	Under	Not	Total		
			Total	13-14	Constr	Strtd	Outst			
Tilehurst TI-R-0156 SU669739 0.02	8-10 School Road Tilehurst RG31 5AL	130853 PRA NOS 6 Limited	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 4 x 2 bedroom flats. Size: S
Tilehurst TI-R-0157 SU669738 0.07	30B School Road Tilehurst RG31 5AN	131405 PRA Kentwood House Investments Ltd	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 0 0	0 2 2	0 2 2	Change of use of 30b & 30c School Road from Class B1(a) (offices) to C3 (dwellinghouse) to comprise 3 x 1 bed flats Size: S
Tilehurst TI-R-0158 SU661740 0.07	51-53 Westwood Glen Tilehurst RG31 5NW	131319 CLP Mr David Heath	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for proposed use of 51 & 53 Westwood Glen as one property Size: S
Whitley WH-R-0039/1 SU715706 40	Kennet Island Manor Farm Road	050823 OUT Foudry/Kennet Properties Ltd	New Build De/C/COU NET	822 0 822	811 0 811	25 0 25	0 0 0	11 0 11	11 0 11	Devt for up to 1150 homes, offices, hotel, retail & community uses, open space & infrastructure incl a bridge link across A33. Outstanding A1/D2 (6,323 sqm) supers by 102167. Some B1 to be superseded by 120408. Remaining B1 is for W of A33. Resi part superseded by 121062 for higher total. Size: L
Whitley WH-R-0039/6 SU716706 5.46	Kennet Island Phase 3 (excl 3A) Manor Farm Road	121062 OUT St James Group	New Build De/C/COU NET	546 0 546	0 0 0	0 0 0	73 0 73	473 0 473	546 0 546	Hybrid application for 546 units (444 flats & 102 houses) with infrastructure & open space. Phase 3B (Blocks A, J, K and Y) - full application for 404 apartments. Phase 3C (Blocks B, C and D) - outline application for 102 houses and 40 apartments. Size: L
Whitley WH-R-0062 SU721692 0.075	175-179 Whitley Wood Lane RG2 8PW	080912 FUL Mr A Patel	New Build De/C/COU NET	4 0 4	4 0 4	4 0 4	0 0 0	0 0 0	0 0 0	Erection of two pairs of semi-detached dwellings (Resubmission of 081092) Size: S
Whitley WH-R-0063 SU718710 0.01	1A Buckland Road RG2 0HY	081167 FUL Whiteknights Estate Agents <i>Lapsed</i>	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Construction of a first floor 1-bedroom flat Size: S
Whitley WH-R-0064 SU698702 24.65	Pingemead Business Park & Land adj to Longwater Avenue	102172 OUT St Edward And Prudential Assurance Company Ltd	New Build De/C/COU NET	737 0 737	0 0 0	0 0 0	0 0 0	737 0 737	737 0 737	Development of land at Green Park & Pingemead Business Park from light ind & training to mixed dev. Phase 1: Full app 68 dwells, retail, management suite, & village hall. (O/L for 669 dwells, extra care hsg, offices, primary sch, surgery, sports pitch). Size: L

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			Perm	Comp Total	Comp 13-14	Under Constr	Not Strtd	Total Outst		
Whitley WH-R-0066 SU718713 0.1	199 Basingstoke Road RG2 0HX	110914 REM Mr P Wall	New Build De/C/COU NET	4 -2 2	0 -2 -2	0 -2 -2	0 0 0	4 0 4	4 0 4	REM pursuant to 110450 for the demolition of existing property & one bed detached flat and erection of a three storey building for 4 x 3 bed townhouses (access, appearance, landscaping, layout and scale) (resubmission of 100979) Size: S
Whitley WH-R-0067 SU719695 0.04	44 Greenfields Road RG2 8SF	131307 FUL Mr Martin Green	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Conversion of existing dwelling to create 1 x three bedroom dwelling and 1 x two bedroom dwelling Size: S
Whitley WH-R-0068 SU723693 0.1	196 Whitley Wood Road RG2 8LQ	130701 FUL Mr Andy Deacon	New Build De/C/COU NET	3 -1 2	0 0 0	0 0 0	0 0 0	3 -1 2	3 -1 2	Demolition of existing bungalow and construction of three 2-bed terraced houses Size: S

7. SCHEDULE OF INDIVIDUAL 'SOFT COMMITMENTS'

Ward Code Grid Ref Site Area (ha)	Address	App No/Type or Plan Ref Applicant (where applicable)	Build Type and Number of Dwellings Outstanding	Description of development and comments
Abbey AB-R-0484/2 SU711737 2.56	Station Hill Site Station Hill	130436 OUT Sackville Developments (Reading) Limited	New Build 0 De/C/COU 0 NET 0	Outline application for mixed use redevelopment for offices, a range of town centre uses including retail and related uses, leisure and residential units (up to 200 units), associated infrastructure, public realm works and ancillary development. No figures counted here to avoid double counting with existing permission. Size: L
Abbey AB-R-0516/2 SU708734 0.04	125 Chatham Street RG1 7HT	130842 FUL Mr Mohammed Arif	New Build 7 De/C/COU 0 NET 7	Erection of two storey extension to accommodate 2x 2-bed flats, 3x 1-bed flats and 2x studio flats and changes to fenestration. Additional development to hard commitment 130870 for change of use of office to 8 flats. Size: S
Abbey SU708734 1.12	108-116 Oxford Rd/10 Eaton PI/115-12 Chatham Street	RC4a	New Build 150 De/C/COU 0 NET 150	Allocated in RCAAP for residential development and community uses Size: L
Abbey SU709736 0.23	Reading Family Centre North Street	RC4b	New Build 40 De/C/COU 0 NET 40	Allocated in RCAAP for residential development Size: M
Abbey SU712737 0.17	9-27 Greyfriars Road	RC4d	New Build 60 De/C/COU 0 NET 60	Allocated in RCAAP for residential and/or office development Size: M
Abbey SU717735 0.07	2-8 The Forbury & 19-22 Market Place	RC4e	New Build 20 De/C/COU 0 NET 20	Allocated in RCAAP for retail and related uses on ground floor, residential and/or offices on upper floors Size: M
Abbey SU717734 0.29	3-10 Market Place, Abbey Hall & Abbey Square	RC4f	New Build 70 De/C/COU 0 NET 70	Allocated in RCAAP for retail and related uses on ground floor, residential and/or offices on upper floors Size: M
Abbey SU716734 0.07	37-43 Market Place	RC4g	New Build 15 De/C/COU 0 NET 15	Allocated in RCAAP for retail and related uses on ground floor, residential and/or offices on upper floors Size: M

Ward Code Grid Ref Site Area (ha)	Address	App No/Type or Plan Ref Applicant (where applicable)	Build Type and Number of Dwellings Outstanding	Description of development and comments
Abbey SU707733 0.09	143-145 Oxford Road	RC4q	New Build 20 De/C/COU 0 NET 20	Allocated in RCAAP for residential development with some retention of small scale leisure function Size: M
Abbey SU718734 0.1	Reading Central Library Abbey Square	RC4s	New Build 30 De/C/COU 0 NET 30	Allocated in RCAAP for residential development with potential for offices, town centre uses on ground floor. Only to be implemented when replacement facility operational. Size: M
Abbey SU719738 1.1	Napier Court Napier Road	SA8i	New Build 250 De/C/COU 0 NET 250	Allocated in SDPD for residential development Size: L
Battle SU701734 0.22	Rear of 303-315 Oxford Road	SA8c	New Build 12 De/C/COU 0 NET 12	Allocated in SDPD for residential development Size: M
Battle SU698738 2.77	Part of former Battle Hospital Portman Road	SA8f	New Build 95 De/C/COU 0 NET 95	Allocated in SDPD for residential development Size: L
Battle SU705733 0.3	221-221 Oxford Road, 10 & r/o 8 Prospect Street	SA9a	New Build 9 De/C/COU 0 NET 9	Allocated in SDPD for residential development with district centre uses on ground floor. 12/00711 covers part of the site, so the totals shown exclude the 6 dwellings permitted under that application. Size: M
Katesgrove SU717728 0.08	Corner of Crown Street and Southampton Street	RC4k	New Build 25 De/C/COU 0 NET 25	Allocated in RCAAP for residential development Size: M
Katesgrove SU718728 0.38	Corner of Crown Street and Silver Street	RC4l	New Build 85 De/C/COU 0 NET 85	Allocated in RCAAP for residential development Size: M

Ward Code Grid Ref Site Area (ha)	Address	App No/Type or Plan Ref Applicant (where applicable)	Build Type and Number of Dwellings Outstanding	Description of development and comments
Katesgrove SU719731 0.14	21 South Street	RC4r	New Build 35 De/C/COU 0 NET 35	Allocated in RCAAP for residential development. Will only be implemented when replacement arts venue provided. Size: M
Kentwood SU667744 0.5	Former Highlands School Wardle Avenue Tilehurst RG31 6JR	131631 FUL	New Build 11 De/C/COU 0 NET 11	Demolition of existing school buildings and erection of 11 dwelling houses with access, parking, amenity space and landscaping. Size: M
Kentwood SU688740 0.22	784-794 Oxford Road	SA8a	New Build 17 De/C/COU 0 NET 17	Allocated in SDPD for residential development Size: M
Minster MI-R-0141/2 SU697726 0.38	62-79 Armadale Court Westcote Road RG30 2DF	131528 FUL Ultterra Limited	New Build 8 De/C/COU 0 NET 8	Erection of 6 x 2 bedroom flats and 2 x 3 bedroom flats above the existing building. This would replace lapsed consent 100302 (see hard commitment schedules) Size: S
Norcot SU678730 0.05	176 The Meadway RG30 4PQ	131113 FUL Mr V Gillingham	New Build 1 De/C/COU 0 NET 1	To extend the existing property to create one additional, self-contained dwelling. Single, and two-storey, extension to the rear of the existing and proposed, property to create additional living space. Size: S
Park SU733733 0.16	261-275 London Road	SA9c	New Build 15 De/C/COU 0 NET 15	Allocated in SDPD for residential development with district centre uses on ground floor. Size: M
Peppard SU730758 0.93	Land at Lowfield Road Caversham	SA8h	New Build 34 De/C/COU 0 NET 34	Allocated in SDPD for residential development Size: M
Redlands SU724724 0.32	Land adjacent to 40 Redlands Road	SA8g	New Build 18 De/C/COU 0 NET 18	Allocated in SDPD for residential development Size: M

Ward Code Grid Ref Site Area (ha)	Address	App No/Type or Plan Ref Applicant (where applicable)	Build Type and Number of Dwellings Outstanding	Description of development and comments
Southcote SU682718 0.48	Alice Burrows Home Dwyer Road	SA8b	New Build 27 De/C/COU 0 NET 27	Allocated in SDPD for residential and/or residential care Size: M
Southcote SU693727 0.31	Dellwood Hospital Liebenrood Road	SA8d	New Build 17 De/C/COU 0 NET 17	Allocated in SDPD for residential development Size: M
Southcote SU695723 5	Elvian School Bath Road	SA9b	New Build 110 De/C/COU 0 NET 110	Allocated in SDPD for residential and education or alternative community use. Size: L
Tilehurst SU665736 2.19	Park Lane Primary School, The Laurels Downing Road Tilehurst	SA5	New Build 20 De/C/COU 0 NET 20	Allocated in SDPD for new school and residential use, with addition residential on Downing Road Playing Field if justified under national policy Size: L
Whitley SU715693 8.79	Worton Grange	SA2a	New Build 282 De/C/COU 0 NET 282	Allocated in SDPD for mixed use development including residential, office, small-scale retail and community uses, or for warehousing. Size: L
Whitley SU716708 13.69	Land North of Manor Farm Road	SA2c	New Build 550 De/C/COU 0 NET 550	Allocated in SDPD for mixed use development including residential and extension to Whitley District Centre Size: L