

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2025

Information on the progress of residential development between
1 April 2024 and 31 March 2025 in Reading Borough

Published June 2025



www.reading.gov.uk



Reading
Borough Council

Working better with you

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2025

**Information on the progress of residential development between
1 April 2024 and 31 March 2025 in Reading Borough**

Published June 2025

EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2025. 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 2024 to 31 March 2025 are summarised below:

Summary of figures for 2024-25

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
561	4,371	1,159	5,530	6,968	12,498	890	594

The figures this year demonstrate continued strong levels of housing delivery, albeit somewhat lower than the particularly high total last year. Net completions of 890 are well ahead of the Local Plan target of 689. The number of dwellings under construction has reduced from a particularly high peak over recent years as developments complete, but still show a healthy number of sites that will deliver in future years. New permissions in 2024-25 are not particularly high by historic standards. By far the main focus of completions, new construction and new permissions is the town centre, with South Reading a secondary focus.

CONTENTS

EXECUTIVE SUMMARY	- 3 -
CONTENTS	- 4 -
1. INTRODUCTION AND BACKGROUND.....	- 5 -
2. METHODOLOGY.....	- 7 -
3. UNDERSTANDING THE TABLES	- 8 -
UNDERSTANDING THE SUMMARY TABLES.....	- 8 -
UNDERSTANDING THE INDIVIDUAL SCHEDULES.....	- 10 -
4. SUMMARY TABLES.....	- 14 -
5. COMPARISON WITH PREVIOUS YEARS	- 22 -
6. SCHEDULE OF INDIVIDUAL ‘HARD COMMITMENTS’	- 23 -
7. SCHEDULE OF INDIVIDUAL ‘SOFT COMMITMENTS’	- 56 -

1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2025 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 (where care is provided), nurses’ and students’ hostels and houses in multiple occupation with more than six 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 2025, and what has been completed during the monitoring year (1 April 2024 to 31 March 2025). 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 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 2025.

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). An additional Article 4 Direction came into force for Jesse Terrace, west of the town centre, in 2016. 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. In addition, a change of use back from C4 to C3 does not require planning permission, so also cannot be reliably monitored. Therefore, a C4 HMO counts as a dwelling for these purposes.

- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2025 document.
- 1.11 For any queries, please contact Planning Policy, Planning Section, Reading Borough Council on 0118 9373337 or [by e-mail](#).

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 [2024 survey](#) were identified, together with relevant planning permissions granted between 1 April 2024 - 31 March 2025. 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 2025 as possible. Due to the submission of the Local Plan in early May, these visits were slightly later than usual and took place in May and June. Site visits were supplemented by Council Tax and Building Control information where required.
 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 2025:
- 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.

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 gains and losses in 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 given². Reading's ward boundaries changed at the 2022 local elections and the new wards are used for these purposes. Please note that, even where ward names have not changed, boundaries have generally been amended so the ward totals cannot be compared to totals up to and including 2022.
 - **By Development Plan Designation** - The totals for a number of different planning designations for the area, based on existing development plan documents (see figure 1):
 - Central Reading – the boundary of Central Reading is the boundary shown in the Local Plan (adopted 2019).
 - Smaller Centres – the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy RL1 of the Local Plan, using the boundaries shown on the [Proposals Map](#).
 - Town Centres sub-total – this is the sub-total for Central Reading and the smaller centres.

² No figure for parishes is given, as Reading Borough has no parishes.

- South Reading – the Local Plan focuses a significant amount of development on South Reading, in particular the A33 corridor. The boundary used for monitoring this is the definition of South Reading in the Local Plan.
- Core Employment Areas – policies EM2 and EM3 of the Local Plan 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 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 – e.g. some sites will be within both South Reading and a Core Employment Area, or within both South Reading and a defined centre, whilst many will be outside both.

- **By Type** - Residential commitments are broken down into ‘brownfield’ and ‘greenfield’ commitments. ‘Brownfield’ means previously-developed land, and ‘greenfield’ means previously undeveloped land. Under national policy, residential gardens count as ‘greenfield’ land.
- **By Size** - Residential commitments are broken down into large, medium and small commitments to give an indication of the sizes of site that are coming forward. 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 2025.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2025. 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 completed³. 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 2025. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.

³ 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.

- 3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle at 31 March 2025. 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, usually at Planning Applications Committee, but where the decision had not been formally issued at 31 March 2025. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
 - Sites which are allocated for residential development in the adopted Local Plan but where planning permission has not yet been granted. Site allocations typically contain a range of dwelling numbers, and it is the highest number expressed in the policy which is used here. Sites are only included if a dwelling number is included in the policy.
- 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 2024 and 31 March 2025. 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 2024 and 31 March 2025. 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. Where a new permission represents an increase in dwellings over an existing permission on the site, only the uplift is included.
- 3.13 **Table 7** shows the number of dwellings for which planning permission had lapsed between 1 April 2024 and 31 March 2025. 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.

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, either in full or outline.
- 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 types of application 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.
 - REG3: An application made by the Council.
 - 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, which is for types of development not requiring planning permission. There are various types of prior approval,

including for demolition and a number of types of change of use. This includes changes of use from commercial to residential.

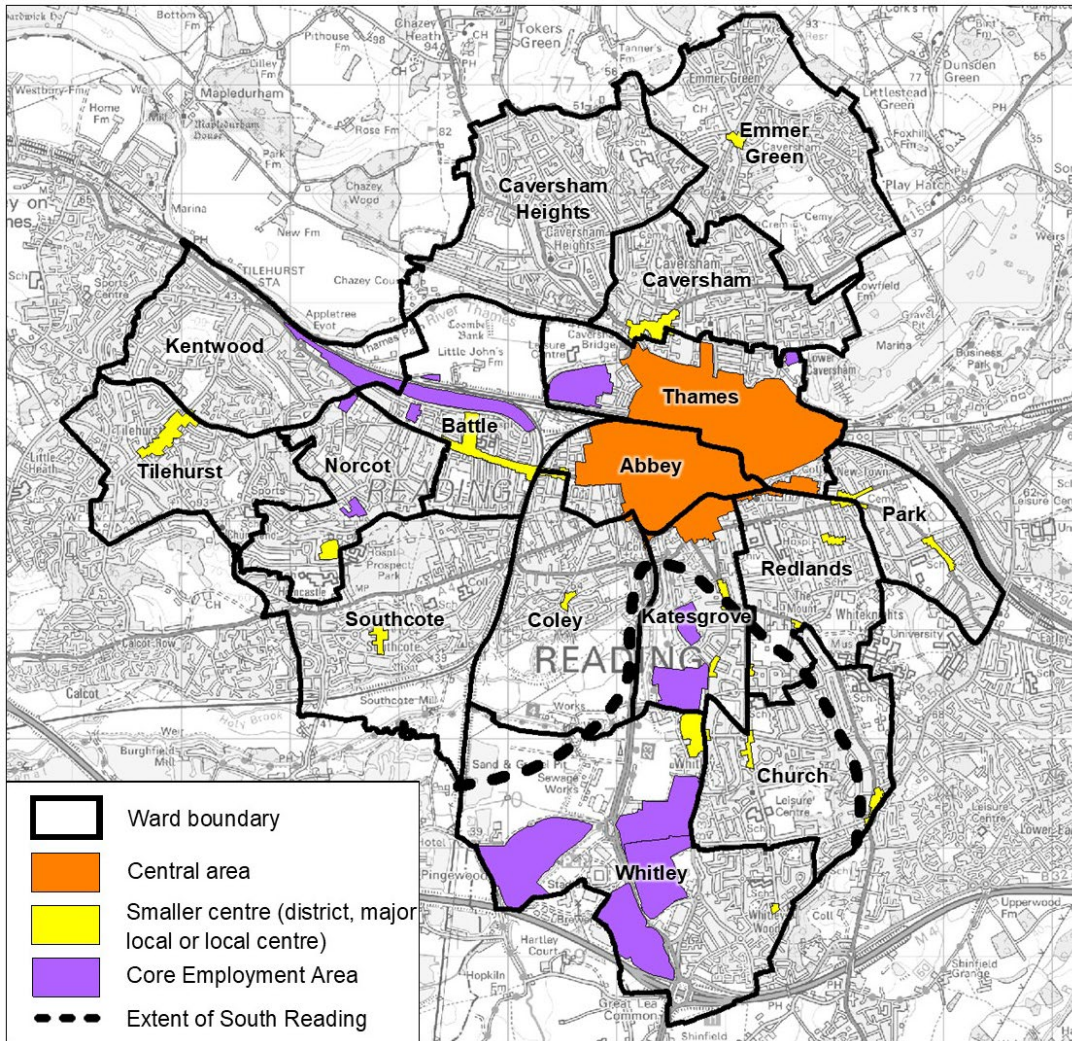
- LOCPLAN: A site allocated by a policy in the Local Plan. In the case of the development plan allocations in the 'soft commitments' schedule, the policy reference is used instead of an application number.
- **Applicant** - The person or organisation who applied for planning permission.
- **Number of 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 31 March 2025.
 - Comp Total – the total number of dwellings completed on that site by 31 March 2025 as part of the permission.
 - Comp 24-25 – the number of dwellings that were completed between 1 April 2024 and 31 March 2025.
 - Under Constr – the number of dwellings under construction at 31 March 2025.
 - Not Strtd – the number of dwellings not yet started at 31 March 2025.
 - Total Outst – the total number of dwellings permitted and not yet completed at 31 March 2025, 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 commitment on the same site, to avoid double-counting.

For the soft commitments in section 7, only one overall set of figures is shown, because no progress should 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 (from May 2022) and development plan designations in Reading



4. SUMMARY TABLES

Table 1: Planning permissions (hard commitments) not started

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	4,054	61	23	16	375	4	4,371
Abbey ward	905	0	6	4	140	0	1,047
Battle ward	30	0	2	4	0	0	28
Caversham ward	42	0	4	2	3	0	47
Caversham Heights ward	3	3	0	0	0	0	0
Church ward	0	0	0	0	1	0	1
Coley ward	3	0	2	1	50	0	54
Emmer Green ward	57	1	0	0	0	0	56
Katesgrove ward	107	0	4	3	56	0	164
Kentwood ward	13	0	0	0	1	0	14
Norcot ward	203	56	0	0	0	0	147
Park ward	6	0	0	0	1	0	7
Redlands ward	28	0	5	2	2	2	31
Southcote ward	47	0	0	0	1	0	48
Thames ward	1,986	1	0	0	117	1	2,101
Tilehurst ward	2	0	0	0	3	0	5
Whitley ward	622	0	0	0	0	1	621
Central Reading (Local Plan designation)	2,924	0	10	7	362	1	3,288
Smaller Centres (Local Plan designation)	74	0	5	4	9	0	84
Town Centres Sub-Total	2,998	0	15	11	371	1	3,372
South Reading (Local Plan designation)	622	0	0	0	2	2	622
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	3,994	61	23	16	375	4	4,311
Greenfield sites total	60	0	0	0	0	0	60
Large sites total	3,218	52	0	0	0	0	3,166
Medium sites total	712	4	0	0	304	0	1,012
Small sites total	124	5	23	16	71	4	193

Table 2: Planning permissions (hard commitments) under construction

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	777	0	24	16	374	0	1,159
Abbey ward	259	0	3	1	182	0	443
Battle ward	5	0	5	5	2	0	7
Caversham ward	1	0	2	1	9	0	11
Caversham Heights ward	5	0	1	3	0	0	3
Church ward	0	0	0	0	0	0	0
Coley ward	46	0	9	3	10	0	62
Emmer Green ward	155	0	0	0	0	0	155
Katesgrove ward	64	0	0	0	22	0	86
Kentwood ward	1	0	0	0	0	0	1
Norcot ward	78	0	0	0	0	0	78
Park ward	9	0	0	0	35	0	44
Redlands ward	45	0	4	3	2	0	48
Southcote ward	5	0	0	0	0	0	5
Thames ward	80	0	0	0	110	0	190
Tilehurst ward	5	0	0	0	2	0	7
Whitley ward	19	0	0	0	0	0	19
Central Reading (Local Plan designation)	362	0	0	0	313	0	675
Smaller Centres (Local Plan designation)	1	0	2	1	14	0	16
Town Centres Sub-Total	363	0	2	1	327	0	691
South Reading (Local Plan designation)	61	0	0	0	1	0	62
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	602	0	24	16	374	0	984
Greenfield sites total	175	0	0	0	0	0	175
Large sites total	376	0	0	0	110	0	486
Medium sites total	341	0	0	0	241	0	582
Small sites total	60	0	24	16	23	0	91

Table 3: Planning permissions (hard commitments) outstanding*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	4,831	61	47	32	749	4	5,530
Abbey ward	1,164	0	9	5	322	0	1,490
Battle ward	35	0	7	9	2	0	35
Caversham ward	43	0	6	3	12	0	58
Caversham Heights ward	8	3	1	3	0	0	3
Church ward	0	0	0	0	1	0	1
Coley ward	49	0	11	4	60	0	116
Emmer Green ward	212	1	0	0	0	0	211
Katesgrove ward	171	0	4	3	78	0	250
Kentwood ward	14	0	0	0	1	0	15
Norcot ward	281	56	0	0	0	0	225
Park ward	15	0	0	0	36	0	51
Redlands ward	73	0	9	5	4	2	79
Southcote ward	52	0	0	0	1	0	53
Thames ward	2,066	1	0	0	227	1	2,291
Tilehurst ward	7	0	0	0	5	0	12
Whitley ward	641	0	0	0	0	1	640
Central Reading (Local Plan designation)	3,286	0	10	7	675	1	3,963
Smaller Centres (Local Plan designation)	75	0	7	5	23	0	100
Town Centres Sub-Total	3,361	0	17	12	698	1	4,063
South Reading (Local Plan designation)	683	0	0	0	3	2	684
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	4,596	61	47	32	749	4	5,295
Greenfield sites total	235	0	0	0	0	0	235
Large sites total	3,594	52	0	0	110	0	3,652
Medium sites total	1,053	4	0	0	545	0	1,594
Small sites total	184	5	47	32	94	4	284

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

Table 4: Developments without planning permission but accepted in principle (soft commitments)*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	6,814	2	0	0	156	0	6,968
Abbey ward	2,178	0	0	0	96	0	2,274
Battle ward	114	0	0	0	0	0	114
Caversham ward	0	0	0	0	0	0	0
Caversham Heights ward	12	0	0	0	0	0	12
Church ward	0	0	0	0	0	0	0
Coley ward	24	0	0	0	0	0	24
Emmer Green ward	143	0	0	0	0	0	143
Katesgrove ward	722	0	0	0	12	0	734
Kentwood ward	98	0	0	0	0	0	98
Norcot ward	0	0	0	0	0	0	0
Park ward	28	0	0	0	0	0	28
Redlands ward	89	1	0	0	15	0	103
Southcote ward	0	0	0	0	0	0	0
Thames ward	2,311	1	0	0	33	0	2,343
Tilehurst ward	75	0	0	0	0	0	75
Whitley ward	1,020	0	0	0	0	0	1,020
Central Reading (Local Plan designation)	4,423	1	0	0	141	0	4,563
Smaller Centres (Local Plan designation)	1,101	0	0	0	0	0	1,101
Town Centres Sub-Total	5,524	1	0	0	141	0	5,664
South Reading (Local Plan designation)	1,727	1	0	0	0	0	1,726
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	6,615	1	0	0	156	0	6,770
Greenfield sites total	199	1	0	0	0	0	198
Large sites total	5,902	0	0	0	90	0	5,992
Medium sites total	903	0	0	0	66	0	969
Small sites total	9	2	0	0	0	0	7

*Includes adopted Local Plan allocations where a dwelling figure is specified

Table 5: Planning permissions (hard commitments) completed 2024-2025

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	799	32	92	30	71	10	890
Abbey ward	185	0	14	3	38	1	233
Battle ward	2	0	33	7	16	1	43
Caversham ward	7	0	2	2	9	0	16
Caversham Heights ward	4	1	0	0	0	0	3
Church ward	4	0	5	1	0	0	8
Coley ward	1	0	1	2	0	0	0
Emmer Green ward	73	0	0	0	0	0	73
Katesgrove ward	6	0	9	4	0	0	11
Kentwood ward	0	0	0	0	2	0	2
Norcot ward	0	30	2	0	0	0	-28
Park ward	0	0	3	1	6	5	3
Redlands ward	1	0	9	3	0	3	4
Southcote ward	10	0	5	1	0	0	14
Thames ward	216	0	5	4	0	0	217
Tilehurst ward	0	1	0	0	0	0	-1
Whitley ward	290	0	4	2	0	0	292
Central Reading (Local Plan designation)	401	0	11	3	38	1	446
Smaller Centres (Local Plan designation)	7	0	4	0	9	1	19
Town Centres Sub-Total	408	0	15	3	47	2	465
South Reading (Local Plan designation)	290	0	9	3	0	0	296
Core Employment Areas (Local Plan designation)	0	0	0	0	16	0	16
Brownfield sites total	426	32	88	28	71	10	515
Greenfield sites total	373	0	4	2	0	0	375
Large sites total	758	30	4	2	0	0	730
Medium sites total	10	0	21	3	42	0	70
Small sites total	31	2	67	25	29	10	90

Table 6: Planning permissions (hard commitments) permitted during 2024-2025*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	207	0	94	33	303	10	561
Abbey ward	14	0	14	3	137	1	161
Battle ward	2	0	34	11	0	0	25
Caversham ward	2	0	4	2	8	0	12
Caversham Heights ward	0	0	0	0	0	0	0
Church ward	0	0	5	1	1	0	5
Coley ward	0	0	2	1	50	0	51
Emmer Green ward	56	0	0	0	0	0	56
Katesgrove ward	80	0	11	6	3	0	88
Kentwood ward	1	0	0	0	0	0	1
Norcot ward	0	0	2	0	0	0	2
Park ward	6	0	3	1	6	3	11
Redlands ward	42	0	9	3	0	4	44
Southcote ward	1	0	5	1	0	0	5
Thames ward	0	0	5	4	93	1	93
Tilehurst ward	0	0	0	0	5	0	5
Whitley ward	3	0	0	0	0	1	2
Central Reading (Local Plan designation)	32	0	15	6	280	2	319
Smaller Centres (Local Plan designation)	8	0	7	4	16	0	27
Town Centres Sub-Total	40	0	22	10	296	2	346
South Reading (Local Plan designation)	45	0	5	1	2	1	50
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	149	0	94	33	303	10	503
Greenfield sites total	58	0	0	0	0	0	58
Large sites total	0	0	0	0	0	0	0
Medium sites total	132	0	21	3	256	0	406
Small sites total	75	0	73	30	47	10	155

* This does not include permissions that are similar to proposals outstanding at 31st March 2024 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2024-2025*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	482	2	1	2	118	3	594
Abbey ward	422	0	0	0	61	0	483
Battle ward	0	0	0	0	0	0	0
Caversham ward	1	0	0	0	0	0	1
Caversham Heights ward	4	1	0	0	0	0	3
Church ward	0	0	0	0	0	0	0
Coley ward	0	0	0	0	38	1	37
Emmer Green ward	2	1	0	0	0	0	1
Katesgrove ward	0	0	0	0	18	2	16
Kentwood ward	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0
Park ward	0	0	0	0	0	0	0
Redlands ward	1	0	1	2	0	0	0
Southcote ward	0	0	0	0	0	0	0
Thames ward	0	0	0	0	1	0	1
Tilehurst ward	3	0	0	0	0	0	3
Whitley ward	49	0	0	0	0	0	49
Central Reading (Local Plan designation)	422	0	0	0	72	2	492
Smaller Centres (Local Plan designation)	3	0	0	0	0	0	3
Town Centres Sub-Total	425	0	0	0	72	2	495
South Reading (Local Plan designation)	49	0	0	0	39	0	88
Core Employment Areas (Local Plan designation)	49	0	0	0	0	0	49
Brownfield sites total	475	1	1	2	118	3	588
Greenfield sites total	7	1	0	0	0	0	6
Large sites total	422	0	0	0	0	0	422
Medium sites total	49	0	0	0	101	0	150
Small sites total	11	2	1	2	17	3	22

* Permissions which have lapsed 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 2025 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

Year	Completed (net)	Under construction (net)	Not started (net)	New permissions (net)
2014	361	719	3,601	544
2015	635	998	2,883	764
2016	751	1,060	2,221	393
2017	717	1,003	2,353	1,172
2018	700	1,206	2,769	1,402
2019	910	1,128	4,467	2,588
2020	524	1,633	3,754	492
2021	408	1,976	3,104	281
2022	850	2,519	3,833	2,367
2023	888	2,163	3,881	802
2024	1,021	1,644	4,726	1,460
2025	890	1,159	4,371	561

- 5.2 In terms of net completions in 2024-25, there is clearly a reduction from the very high figure recorded in 2023-24, but this remains a strong level of housing delivery in historic terms, and is significantly above the Local Plan target of 689. Around half of these completed dwellings have been in the town centre, with completions at Kenavon Drive and Station Hill, but there has also been strong levels of delivery elsewhere, in particular at Green Park in South Reading and the Reading Golf Club site in Emmer Green.
- 5.3 The number of dwellings under construction has decreased from the peak over recent years to be more in line with previous levels, as major developments such as Green Park and Kenavon Drive come to an end, but still represents a healthy pipeline of supply. Significant amounts of housing at sites such as Reading Golf Course and Weldale Street remain under construction. The majority of homes under construction are in the town centre.
- 5.4 The number of dwellings not started is high by historic standards, and this is not driven by new permissions, as the level of new permissions is not particularly high in 2024-25. There are now a number of very large sites with permission but where development has not commenced, and some of the largest are wholly or partly in outline, in particular Vastern Court, 80 Caversham Road, Station Hill Phase 3 and Royal Elm Park.

6. SCHEDULE OF INDIVIDUAL ‘HARD COMMITMENTS’

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0401/1 SU716735 0.13	173-175 Friar Street RG1 1BP	06/1033 FUL Cityscene Properties Ltd <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	Refurb arcade, food & drink, offices incl partial demol. Erect health club & 14 dwellings plus arcade. Implemented but not completed. See 22/0577 & 22/0579 for alternative for conversion, figures zero here to avoid double counting. Size: M
Abbey AB-R-0401/2 SU716735 0.12	173-174 Friar Street RG1 1BP	22/0579 PRA Mountley Ltd	New Build De/C/COU NET	0 20 20	0 20 20	0 20 20	0 0 0	0 0 0	0 0 0	Prior approval for change of use from Class E (commercial, business and service) to C3 (dwelling houses) to comprise 20 flats. See 06/1033 for alternative development and 2/20577 for adjacent conversion. Size: M
Abbey AB-R-0401/3 SU716735 0.02	175 Friar Street RG1 1BP	22/0577 PRA Mountley 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	Prior approval for change of use of upper floors and rear part of ground floor from Class E (offices) to C3 (dwelling houses) to comprise 6 flats. See 06/1033 for alternative development and 22/0579 for adjacent conversion. Size: M
Abbey AB-R-0401/4 SU716735 0.08	27-32 Market Place RG1 2DG	22/0545 COU Watercrown Bracknell Ltd	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 at first, second and third floors for 8 residential units, retain class E uses and public house at basement and ground floor with associated works. Demolish rear additions with internal and external alterations. Size: M
Abbey AB-R-0484/2 SU713737 1.58	Station Hill Site Station Hill RG1 1NF	19/2032 OUT SH Reading Master LLP	New Build De/C/COU NET	750 0 750	0 0 0	0 0 0	0 0 0	750 0 750	750 0 750	Hybrid - FUL for Ph 2 inc office, commercial, podium, parking. OUT for Ph 3 for resi, hotel, office, commercial. Maxima of O/L parameters shown. Demol mostly complete. 19/0441 was O/L for whole site. 20/1533 & 20/1537 for Ph 1. Size: L
Abbey AB-R-0484/4 SU713736 0.21	Plot F Station Hill RG1 1NF	20/1533 REM SH Reading Master LLP	New Build De/C/COU NET	184 0 184	184 0 184	184 0 184	0 0 0	0 0 0	0 0 0	REM for Plot F Station Hill (OUT 20/1536) for 184 dwellings, 762 sqm of flexible retail, leisure, business etc. Outline is 20/1536, which is a variation of 19/0441 for Plot F and wider Station Hill site. 21/1380 is NMA. Size: L
Abbey AB-R-0613/2 SU721732 0.22	Clarendon House 59-75 Queens Road RG1 4BN	18/0909 FUL Reading Heights Ltd	New Build De/C/COU NET	43 0 43	4 0 4	0 0 0	0 0 0	39 0 39	39 0 39	One storey roof extension, part 6/9 storey side/rear extension and mews houses for 43 residential units with servicing, parking and landscaping. Roof extension complete. 180156 was conversion of existing office to residential, now complete. Size: M
Abbey AB-R-0619 SU710736 1.32	Land between Weldale Street and Chatham Street	17/0326 FUL Ropemaker Properties Ltd	New Build De/C/COU NET	418 0 418	253 0 253	0 0 0	165 0 165	0 0 0	165 0 165	427 (233x1, 182x2 & 12x3-bed) dwellings and ground floor A1/A3 unit with public realm, landscaping, accesses, parking. 19/1974 is NMA for reduction to 422 units etc and 22/1160 is NMA for further reduction to 418 units. 23/1813 is reduction of commercial f/s. Size: L

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0659 SU711734 0.01	40 Oxford Road RG1 7LA	20/0756 PRA New Hill Ltd <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	Change of use from class B1(a) (offices) to C3 (dwelling houses) to comprise 6 flats. Size: S
Abbey AB-R-0662 SU711737 0.15	45 Caversham Road RG1 7BT	20/1420 FUL Elstree Land Ltd & Swaything Housing Society Ltd	New Build De/C/COU NET	40 0 40	0 0 0	0 0 0	40 0 40	0 0 0	40 0 40	Demolition of existing buildings and construction of 40 flats including provision of 30% of units as affordable housing with associated landscaping and parking. Size: M
Abbey AB-R-0668/1 SU712733 2.75	Broad Street Mall Broad Street RG1 7QG	18/2137 FUL Inception (Reading) Sarl (c/o Moorgarth Group Ltd) <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	3 resi bldgs (5-20 storeys) above Broad St Mall (324 units), 16 storey bldg on South Court for 1st floor A1/A2/A3 and residential (98 units), grnd floor A1/A3/A4 on Dusseldorf Way and grnd floor A1/A2/A3 on Queens Wk, and other associated works. Size: L
Abbey AB-R-0668/2 SU711733 0.14	Fountain House, 2 Queens Walk RG1 7QF	21/1177 PRA Reading SARL (c/o Moorgarth Group Limited) <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	Prior approval for change of use of basement, ground floor, 1st floor, podium, 2nd floor 4th, 5th, 6th, 7th and 8th floors from class B1(a)(offices) to C3 (dwelling houses) to comprise 48 dwellings. Size: M
Abbey AB-R-0670/1 SU717734 0.26	Soane Point, 6-8 Market Place RG1 2EG	21/0478 PRA Tene Living	New Build De/C/COU NET	0 144 144	0 0 0	0 0 0	0 144 144	0 0 0	0 144 144	Prior approval for change of use of Soane Point from class B1(a) (offices) to C3 (dwelling houses) to comprise 144 studio apartments. 21/1261 is alternative prior approval for 93 dwellings. 22/1766 is NMA for internal layout alterations. Size: M
Abbey AB-R-0670/2 SU717734 0.26	Soane Point, 6-8 Market Place RG1 2EG	22/1446 FUL Tene Living (Reading) Ltd	New Build De/C/COU NET	38 0 38	0 0 0	0 0 0	0 0 0	38 0 38	38 0 38	Works to/extn of existing, and alts to reception and parking for 38 new homes and amenity areas with associated parking. 21/0478 and 21/1261 are prior approvals for conversion of existing. Incorrectly listed as u/c in 2024 Size: M
Abbey AB-R-0673 SU708734 0.10	115 Chatham Street RG1 7JX	21/0349 FUL C/O Agent	New Build De/C/COU NET	54 0 54	0 0 0	0 0 0	54 0 54	0 0 0	54 0 54	Demolition of the existing buildings on site and erection of a 3 - 5 storey building to provide 54 residential units (class C3). Provision of private and communal external amenity areas, car and cycle parking and refuse storage. Size: M
Abbey AB-R-0675 SU707731 0,04	Epping House, 55 Russell Street RG1 7XG	21/1878 PRA Cook & Holloway <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	Prior approval for change of use of building from class E (offices) to C3 (dwelling houses) to comprise 7 flats. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0679 SU713734 0.06	87 Broad Street RG1 2AP	220934 PRA Mountley 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	Prior approval for change of use of upper floors from class E (offices) to C3 (dwelling houses) to comprise 6 flats. Size: S
Abbey AB-R-0680 SU719733 0.03	58 Kings Road RG1 3AA	21/1813 FUL C Hornby	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	0 0 0	4 0 4	4 0 4	Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat. Single storey rear extension, third storey extension with associated internal alterations. Size: S
Abbey AB-R-0682 SU712734 0.02	200-202 Broad Street RG1 7QJ	22/0970 PRA Thackeray Estates	New Build De/C/COU NET	0 9 9	0 0 0	0 0 0	0 0 0	0 9 9	0 9 9	Prior approval for change of use of 1st, 2nd and 3rd floors from class E (offices) to C3 (dwelling houses) to comprise 9 self-contained flats, comprising 6x 1 bed flats and 3x studios. Size: S
Abbey AB-R-0683 SU708735 0.01	6 Malthouse Lane RG1 7JA	22/1092 PRA Mr H Kang	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Prior approval for change of use from class E (offices) to C3 (dwelling houses) to comprise 1 new dwelling. Size: S
Abbey AB-R-0684 SU707733 0.05	165 Oxford Road RG1 7UZ	20/1864 COU Perfect Smile Group Holding Limited	New Build De/C/COU NET	0 5 5	0 0 0	0 0 0	0 0 0	0 5 5	0 5 5	Change of use of part basement, first and second floors from dental surgery (use class D1) to residential (use class C3) for 5 flats. Size: S
Abbey AB-R-0685 SU712731 0.01	31 Castle Street RG1 7SB	22/1653 PRA Mr Andrew Cosma	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 class E (offices) to C3 (dwelling houses) to comprise 3 residential flats. Size: S
Abbey AB-R-0688 SU713732 0.02	Sweeney & Todd, 10 Castle Street RG1 7RD	21/1913 COU C/O Agent	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Conversion to mixed restaurant/takeaway (Sui Generis) use at basement/ground floor with the creation of 4 flats (use class C3) across the ground, first, second and third floors with external alterations to the rear elevation. Size: S
Abbey AB-R-0689/1 SU713732 0.01	32 St Marys Butts RG1 2LS	23/0098 PRA Yisko Estates Limited	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Prior approval for change of use of 1st and 2nd floors from use class E to two flats (use class C3). Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0689/2 SU713732 0.01	32 St Marys Butts RG1 2LS	23/1229 FUL Reading 2023 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	Conversion and Extension of existing roof space above 32 St Marys Butts to create one additional one bedroom flat including the creation of a new rear dormer at the rear of the roof. See 23/0098 for additional development. Size: S
Abbey AB-R-0690 SU709736 0.04	Unit 16 North Street RG1 7DA	19/1086 FUL Atlas Controls	New Build De/C/COU NET	10 0 10	0 0 0	0 0 0	0 0 0	10 0 10	10 0 10	Redevelopment of site to provide 295sqm of office space (class B1(a)) and 6no. 1-bed apartments and 4no. 2-bed apartments (class C3) including cycle and bin storage. Size: M
Abbey AB-R-0692 SU713733 0.03	64-65 St Marys Butts RG1 2LG	23/0659 PRA Warrant Investments Plc	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Prior approval for change of use of 1st and 2nd floors from offices to 4 flats. Size: S
Abbey AB-R-0695 SU707734 0.11	Carlisle House, 118 Oxford Road RG1 7NG	22/0486 CNV Turner Property 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	Conversion from 4 to 6 residential units, including roof extension with external terrace, and various further alterations. Size: S
Abbey AB-R-0697 SU709734 0.01	1A Eaton Place RG1 7LP	21/1424 FUL Jim Townsend & Co	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Demolition of existing commercial building (Class E) and erection of residential block comprising of 2 x 1 bed flats (Class C3) Size: S
Abbey AB-R-0698 SU706733 0.02	185A Oxford Road RG1 7UZ	23/1139 COU Mr Sulaiman Butt	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 first floor into 2 no. studio flats Size: S
Abbey AB-R-0699 SU716735 0.01	23-24 Market Place RG1 2DE	22/1880 COU Sykes Capital Ltd	New Build De/C/COU NET	0 5 5	0 0 0	0 0 0	0 5 5	0 0 0	0 5 5	Change of use of first, second and third floors from Class E to 4 x 1 bed flats and 1 x 2 bed flats (C3 use) Size: S
Abbey AB-R-0700 SU706735 0.55	Land at Battle Street	22/1405 REG3 Reading Borough Council	New Build De/C/COU NET	49 0 49	0 0 0	0 0 0	0 0 0	49 0 49	49 0 49	Clearance of site, erection of seven buildings containing 49 affordable dwellings, supported living, older persons day centre, and associated roadways, car parking, open space and other infrastructure. Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0701 SU713731 0.02	29 Castle Street RG1 7SB	23/0061 COU Mr R Hicks	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 from offices to residential plus second floor extension Size: S
Abbey AB-R-0701 SU711738 0.03	59a Caversham Road RG1 7BS	24/0156 CLE Boutique Property South East 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	Certificate of Lawfulness for the use of the entire property as an 8 bed house in multiple occupation. Size: S
Abbey AB-R-0702 SU709733 0.07	109a Oxford Road RG1 7UD	24/0192 CLE Mr M Gulfraz	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 existing use of a second floor two bedroom flat, known as Flat 2 at 109A Oxford Road. Size: S
Abbey AB-R-0703 SU707735 0.02	132 Chatham Street RG1 7HT	24/0451 CLE Mr Alexis Alstrom	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	A single dwelling that has been converted into 4 flats. Size: S
Abbey AB-R-0704 SU708731 0.02	55a Baker Street RG1 7XX	24/0507 CLE Mr Clive Litten	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Certificate of lawful use as 5 separate independent self-contained dwelling houses Size: S
Abbey AB-R-0705 SU723732 0.03	Land at St Johns Street	19/1959 FUL Mr Azam	New Build De/C/COU NET	2 4 6	0 0 0	0 0 0	0 0 0	2 4 6	2 4 6	Converting former Bakery to 6 flats and 1 house 5x1 bed flats 1x2 bed flats 1 x2 bed house Size: S
Abbey AB-R-0706 SU717735 0.13	North Gate House, 21-23 Valpy Street RG1 1AF	24/0799 PRA AEW UK Core Plus Property Fund	New Build De/C/COU NET	0 78 78	0 0 0	0 0 0	0 0 0	0 78 78	0 78 78	Prior approval for change of use from Class E (offices) to C3 (dwelling houses) to comprise 78 flats. Size: M
Abbey AB-R-0707 SU717734 0.06	13 Market Place RG1 2EG	23/0626 FUL Eurospeak Academy Ltd	New Build De/C/COU NET	11 4 15	0 0 0	0 0 0	0 0 0	11 4 15	11 4 15	Change of use of upper floors to 4 residential units and 2-storey extension. Demolition of rear additions and erection of a 4/5-storey building for 11 residential units, with Class E use at basement and ground floor and various associated works. Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0708 SU705735 0.03	2 Mason Street RG1 7PD	23/0988 CNV Ms Riaz	New Build De/C/COU NET	0 2 2	0 0 0	0 0 0	0 2 2	0 0 0	0 2 2	Proposed roof alterations, part two part single storey extensions and conversion of the existing building to 3 x flats. Size: S
Abbey AB-R-0709 SU710730 0.05	101 Oxford Road RG1 7UD	23/0319 FUL Mr Babar Butt	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Removal of office carparking from site to allow the construction of one new dwelling in grounds of listed building and alterations to boundary wall Size: S
Abbey AB-R-0710 SU707733 0.05	Flat 3, 8 Goldsmid Road RG1 7LR	24/0749 CLE Philip Payne	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Residential dwelling at Flat 3, 8 Goldsmid Road, Reading as a self contained unit. Size: S
Abbey AB-R-0711 SU707733 0.05	Flat 4, 8 Goldsmid Road RG1 7LR	24/0750 CLE Philip Payne	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Residential dwelling at Flat 4, 8 Goldsmid Road, Reading as a self contained unit. Size: S
Abbey AB-R-0712 SU715735 0.01	20 Cross Street RG1 1SN	22/1423 COU A Jones	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 of the first, second and third floors from Class E (offices) to Class C3 residential (3 x 1 bedroom flats) Size: S
Abbey AB-R-0713 SU714738 0.02	13-15 Station Road RG1 1LG	23/0202 COU Faye And Yam Limited	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 from office (Class E) to 7 residential units (Class C3) at part-basement floor, part-ground floor and first to fourth floor levels, cycle storage facilities at rear ground floor level and replacement rooftop mechanical plant. Size: S
Abbey AB-R-0714 SU713734 0.01	88 Broad Street RG1 2AP	23/1639 COU Mr Jalinder Ahuja	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 in use from Class E ancillary offices to provide two 1 bedroom flats on the first and second floor. Size: S
Abbey AB-R-0715 SU707733 0.05	155 Oxford Road RG1 7UY	24/0748 CLE Philip Payne	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Top Flat, 155 Oxford Road used as a self-contained dwelling. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Abbey AB-R-0716 SU721732 0.07	Queen's Wharf, 47 Queens Road RG1 4QE	24/1496 PRA Mr S Saunders	New Build De/C/COU NET	0 7 7	0 0 0	0 0 0	0 0 0	0 7 7	0 7 7	Prior approval for change of use from Class E (offices) to C3 (dwelling houses) to comprise 7 dwelling units. Size: S
Abbey AB-R-0717 SU711737 0.07	40 Caversham Road RG1 7EB	24/1572 PRA Mandale Homes	New Build De/C/COU NET	0 31 31	0 0 0	0 0 0	0 31 31	0 0 0	0 31 31	Prior approval for change of use from Class E (offices) to C3 (dwelling houses) to comprise 31 dwelling units. Size: M
Battle BA-R-0251/1 SU692738 0.01	578 and rear of 580-584 Oxford Road RG30 1EG	20/0989 FUL Mr Steve Saunders	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Demolition of a single storey building and erection of a pair of one-bedroom semi-detached dwellings. See 17/1466 for alternative development that also included extension to existing building. Size: S
Battle BA-R-0272 SU693740 0.21	42 Portman Road RG30 1EA	20/0693 PRA Soni.Me Ltd	New Build De/C/COU NET	0 16 16	0 16 16	0 16 16	0 0 0	0 0 0	0 0 0	Prior approval for change of use from office (B1a) to residential (C3) to provide 16 units. See 20/0693 (Non-Residential Commitments) for additional office storey. Size: M
Battle BA-R-0277/2 SU701734 0.04	303-305 Oxford Road RG30 1AU	21/1425 FUL Mr Surit Patel	New Build De/C/COU NET	2 1 3	2 1 3	2 1 3	0 0 0	0 0 0	0 0 0	Conversion of house into 2 dwellings, creation of 3 additional C3 units at ground floor, erect single storey rear extension, raise roof and form rear dormer, first floor balcony, and fenestration changes. Part retrospective. Size: S
Battle BA-R-0279 SU697736 0.13	Land at 362 Oxford Road RG30 1AQ	22/0776 FUL Stonegate Homes (Reading) Ltd	New Build De/C/COU NET	26 0 26	0 0 0	0 0 0	0 0 0	26 0 26	26 0 26	Grnd fl commercial and up to 26 dwellings. See 05/1348 (Non-Residential Commitments) for alternative in part completed Battle Hospital permission. 20/1391 is similar lapsed permission for 26 dwellings. Size: M
Battle BA-R-0289 SU693730 0.09	200 Tilehurst Road RG30 2LY	21/1929 CNV Yeulet Properties	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	External alterations including two storey rear extension and box dormer, to facilitate conversion from 5 residential units to 3x1 bed and 3x2 bed flats, with associated landscaping and additional vehicular access onto Walkers Place. Size: S
Battle BA-R-0290 SU687742 0.04	90 Stone Street RG30 1HU	02/0654 FUL Owner/Occupier	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	2 0 2	0 0 0	2 0 2	Two pitched roof semi-detached houses on land adjacent to 90 Stone Street. Listed as lapsed in 2008 but foundations have been laid. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Battle BA-R-0295 SU700735 0.03	266-268 Oxford Road RG30 1AD	22/1403 COU Oxford Road Pharmacy	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 C4 HMO on first floor to health services (use class E(e)), alterations to the shop front, first floor rear extension, raising of existing rear flat roof and addition of solar panels. Size: S
Battle BA-R-0298 SU691738 0.02	640 Oxford Road RG30 1EH	22/0780 FUL VX KVA Ltd	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Mixed-use development of 3 x separate commercial units (one at basement level and two at ground floor level) and 2 additional dwellings (two at first floor and two at second floor) with associated extensions and alterations Size: S
Battle BA-R-0303 SU695737 0.03	474 Oxford Road RG30 1EF	23/0415 COU Prestige Property Limited	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 of the ground floor of 474 Oxford Road from Class E (formerly Class A1 - shops) to Class C3 (Residential) and external changes to the front elevation to create x2 two bedroom ground floor flats. Size: S
Battle BA-R-0307 SU696730 0.13	59 Gloucester Road RG30 2TH	21//0588 FUL Mr & Mrs Steedman	New Build De/C/COU NET	2 0 2	0 0 0	0 0 0	0 0 0	2 0 2	2 0 2	Erection of 2 new dwellings Size: S
Battle BA-R-0308/1 SU694736 0.03	Flat C, 551 Oxford Road RG30 1HJ	24//0316 CLE Mr Martyn Grant	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 residential use (C3) for the first floor flat (No. C) at 551 Oxford Road Size: S
Battle BA-R-0308/2 SU694736 0.03	Flat D, 551 Oxford Road RG30 1HJ	24//0315 CLE Mr Martyn Grant	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 Lawful Development for residential use (C3) for the second floor flat (No. D) Size: S
Battle BA-R-0309 SU693737 0.06	534 Oxford Road RG30 1EG	23/1755 CLE McCarthy Properties	New Build De/C/COU NET	0 18 18	0 18 18	0 18 18	0 0 0	0 0 0	0 0 0	Certificate of lawful use for 532,534,536 Oxford Road used as 21 dwellings, Size: M
Battle BA-R-0310 SU699735 0.03	288a Oxford Road RG30 1AD	24/0729 CNV Mr Karan Sehdev	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 2X2 bed, first floor flats into a 5 bedroom, 5 person C4 HMO. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Battle BA-R-0311 SU689740 0.02	33 Tidmarsh Street RG30 1HX	24/1184 CNV Mr Nigel Belcher	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	Application for the change of use of the existing 2 x1 bed Flats into a Dwelling (use C3) incorporating a single storey rear extension. Size: S
Battle BA-R-0312 SU696735 0.01	33 Hilcot Road RG30 2SX	24/0945 CLE Mr Antonio Mariano	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 existing use as two separate dwellings Size: S
Battle BA-R-0313 SU698733 0.01	Flat 3, 56 Prince of Wales Avenue RG30 2UH	24/1060 CLE Mr Rasual Akhtar	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 a self contained studio. Size: S
Battle BA-R-0314 SU689740 0.01	25 Pangbourne Street RG30 1HS	24/1361 CLE Mr Robert Driscoll	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 lawful use for existing use of a house divided into 2x one bedroom flats. Size: S
Battle BA-R-0315 SU702736 0.01	8 Curzon Street RG30 1DB	24/1449 CLE Richard Griffiths & Co	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 2 flats Size: S
Battle BA-R-0316 SU695736 0.01	7 Richmond Road RG30 2SP	24/1464 CLE Mr Paul Fenton	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 (Existing Use) for use as two self-contained flats Size: S
Caversham CA-R-0172 SU713747 1.71	St Martin's Precinct Church Street Caversham	14/0997 FUL Hermes Property Unit Trust	New Build De/C/COU NET	40 0 40	0 0 0	0 0 0	0 0 0	40 0 40	40 0 40	Erection of new and extended retail floorspace, new restaurant, new leisure floorspace, residential apartments, car park works and associated landscaping, surfacing, public realm and shopfront improvement works. Size: L
Caversham CA-R-0190 SU712748 0.04	2 Priory Avenue Caversham RG4 7SF	21/1625 PRA Anderson, Aitken and Smith	New Build De/C/COU NET	0 6 6	0 0 0	0 0 0	0 6 6	0 0 0	0 6 6	Prior approval for change of use from class E(e) (medical) to C3 (dwelling houses) to comprise 6 apartments. See 18/1716 for alternative planning permission for 4 x 1-bed and 2 x 2 bed flats. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Caversham CA-R-0200/1 SU714747 0.02	Archway House Gosbrook Road Caversham RG4 8HU	22/0006 PRA Federated Hermes Property Unit Trust	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Prior approval for change of use from class E (offices and chiropractor) to C3 (dwelling houses) to comprise 4 apartments. 24/0402 for ground floor. Size: S
Caversham CA-R-0200/2 SU714747 0.02	Archway House Gosbrook Road Caversham RG4 8HU	24/0402 PRA TEJ Properties Ltd	New Build De/C/COU NET	0 3 3	0 3 3	0 3 3	0 0 0	0 0 0	0 0 0	Prior approval for change of use of Ground Floor from Class E (offices) to C3 (dwelling houses) to comprise 3 flats. 23/1003 is alternative planning permission for one dwelling at ground floor. 22/0006 for upper floors. Size: S
Caversham CA-R-0201 SU722755 0.13	9 Wilwyne Close Caversham RG4 5EP	20/0081 FUL Owner/Occupier <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	Proposed erection of a new four bedroom detached dwellinghouse. Size: S
Caversham CA-R-0202 SU714748 0.04	1A North Street Caversham RG4 8JA	20/1680 FUL Lucky Trading	New Build De/C/COU NET	4 -1 3	4 -1 3	4 0 4	0 0 0	0 0 0	0 0 0	Erection of 3 storey building comprising 4 flats (Class C3) (2x1 bed, 1x2 bed, 1x3 bed) and associated hard and soft landscaping, vehicular access and parking, following demolition of existing dwelling. Size: S
Caversham CA-R-0203 SU715749 0.02	58 Prospect Street Caversham RG4 8JN	21/1478 FUL Chopra Property Group Limited	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 two-storey detached single family dwelling (C3 use). Size: S
Caversham CA-R-0204 SU714748 0.01	4 Prospect Street Caversham RG4 8JG	21/1567 COU Mrs Liza Smith	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 1 1	0 0 0	0 1 1	Proposed first floor change of use from commercial offices and storage E(a) to residential C3 to create a 2 bed room apartment. Size: S
Caversham CA-R-0206 SU713749 0.02	9 Priest Hill Caversham RG4 7RZ	22/1356 CNV Ms J Calcutt	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Proposed de-conversion of two small flats to revert to the original single family semi-detached house. Size: S
Caversham CA-R-0207 SU721753 0.09	21 Derby Road Caversham RG4 5HE	22/1291 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Replacement of existing dwelling with new 5-bed part dormer and part 2-storey house with integrated garage, front dormer window and 7 no. rooflights. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Caversham CA-R-0208 SU715748 0.01	33 Prospect Street Caversham RG4 8JB	23/0721 FUL Owner/Occupier	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Part retrospective application for Rear extension to ground floor, creating a 1 bed studio flat. Rear extension to first floor. 21/0598 is alternative for three storey rear extension to allow for three residential flats. Size: S
Caversham CA-R-0209 SU713747 0.04	36a Church Street Caversham RG4 8AU	22/1304 FUL Rainsford Ltd	New Build De/C/COU NET	1 2 3	0 0 0	0 0 0	0 0 0	1 2 3	1 2 3	Conversion of existing 6-bed dwelling to 3 flats, and new 3-bed dwelling at rear following demolition of existing rear extension. Extension of Class E floorspace at ground floor, and alterations to the shopfront. Size: S
Caversham CA-R-0211 SU714748 0.01	2B Prospect Street Caversham RG4 8JG	22/1651 COU Mr Christopher Walton	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 from offices to 1x studio apartment and 1x 1-bed flat Size: S
Caversham CA-R-0212/1 SU714748 0.03	3 Prospect Street Caversham RG4 8JB	23/1141 FUL Maverick Property Investments Ltd	New Build De/C/COU NET	1 1 2	0 0 0	0 0 0	1 1 2	0 0 0	1 1 2	Conversion of first floor to form x2 no1 bed flats. Upward extension to form x1 no2 bed flat. Size: S
Caversham CA-R-0212/2 SU714748 0.03	3 Prospect Street Caversham RG4 8JB	24/0873 COU Maverick Properties	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 class E to 1 bed unit (class C3) relating to the rear section of the ground floor commercial premises (part retrospective) Size: S
Caversham CA-R-0213 SU714748 0.17	26 Prospect Street Caversham RG4 8JG	22/1681 COU McClure Fisher Family Pension Scheme 2011	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 first floor and second floor from offices to 1 x 2-bed dwelling Size: S
Caversham CA-R-0214 SU713749 0.01	61 Oxford Street Caversham RG4 8HN	24/1008 CLE Mrs Jolanta 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	Certificate of lawful use for 61a Oxford Street used as a a single dwelling. Size: S
Caversham CA-R-0215 SU711747 0.02	2-4 Church Road Caversham RG4 7AE	24/0068 COU Caversham Solicitors 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 and conversion from former bank (Class E) to 2 ground floor commercial units (Class E (a-f only)) and 3 upper floor dwellings, including a part second floor extension and separate rear dormer roof extension, shopfront alterations and associated works. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Caversham CA-R-0216 SU711746 0.02	10b Bridge Street Caversham RG4 8AA	24/1098 FUL Nathan Crook	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Partial demolition of rear extension and new rear extension to create ground floor flat and shop and 5 bedroom HMO to first and second floor. Shop access door position changed with access ramp. Size: S
Cav. Heights CH-R-0202 SU697752 0.33	High Ridge Upper Warren Avenue Caversham RG4 7ED	20/1331 FUL Mr & Mrs S. Bartlett	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Erection of a replacement dwelling with associated parking and landscaping. Incorrectly listed as lapsed in 2023-24, now commenced. Size: S
Cav. Heights CH-R-0203 SU696753 0.15	Norbrook House (formerly Hilgay) Upper Warren Avenue Caversham RG4 7EB	21/1136 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Replacement dwelling. Size: S
Cav. Heights CH-R-0204 SU703759 0.16	Land at Atterbury Gardens, r/o 23-25 Richmond Road Caversham RG4 7PR	20/0759 FUL Mr Adrian Davies <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 3no. detached dwellings. Size: S
Cav. Heights CH-R-0209 SU703750 0.22	5 Grass Hill Caversham RG4 7TJ	20/1233 FUL Mr Peter Neville	New Build De/C/COU NET	2 -1 1	0 -1 -1	0 0 0	2 0 2	0 0 0	2 0 2	Erection of two 3-bed detached dwellings with associated garaging. See 22/0535 and 23/0967 for changes to layout, siting, appearance. Size: S
Cav. Heights CH-R-0210 SU704750 0.20	8 Kelmescott Close Caversham RG4 7DG	21/1021 FUL Owner/Occupier <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 dwelling and erection of a two storey, 5 bedroom dwelling. Size: S
Cav. Heights CH-R-0211 SU711766 0.10	4 Cherwell Road Emmer Green RG4 8QH	21/1944 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	1 -1 0	1 0 1	0 0 0	0 0 0	0 0 0	Erection of two storey detached dwelling, following demolition of existing. Size: S
Cav. Heights CH-R-0212 SU711768 0.20	27 Gravel Hill Emmer Green RG4 8QN	21/1994 FUL Loddon Property Developments Ltd	New Build De/C/COU NET	2 -1 1	2 -1 1	2 0 2	0 0 0	0 0 0	0 0 0	Demolition of existing dwelling and construction of 2 detached dwellings including car ports. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Cav. Heights CH-R-0214 SU694755 0.09	Meadow View Blagrove Lane Caversham RG4 7DX	22/0441 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Replacement dwelling. Size: S
Cav. Heights CH-R-0215 SU695753 0.28	Crawfordjohn Upper Warren Avenue Caversham RG4 7QW	22/1245 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	0 -1 0	0 0 0	1 0 1	0 0 0	1 0 1	Demolition of existing dwelling and erection of replacement dwelling with garage. Size: S
Cav. Heights CH-R-0216 SU707748 0.12	Blewgarth The Warren Caversham RG4 7TH	22/1644 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	0 -1 0	0 0 0	1 0 1	0 0 0	1 0 1	Erection of a new dwellinghouse with associated landscaping, following the demolition of the existing house. Size: S
Cav. Heights CH-R-0218 SU699752 0.34	Moorings Upper Warren Avenue Caversham RG4 7EJ	22/1625 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Replacement dwelling and garage outbuilding, alterations to driveway, replacement entrance gate and boundary wall along with new outbuilding in rear garden. Size: S
Cav. Heights CH-R-0219 SU709755 0.04	47 Kidmore Road Caversham RG4 7LY	24/0436 CNV Owner/Occupier	New Build De/C/COU NET	0 -2 -2	0 0 0	0 0 0	0 -2 -2	0 0 0	0 -2 -2	Proposal to change the dwelling from 3 flats back to one single family home. Size: S
Cav. Heights CH-R-0220 SU708759 0.13	122 Kidmore Road Caversham RG4 7NB	24/0149 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	0 -1 -1	0 -1 -1	1 0 1	0 0 0	1 0 1	Demolition of existing dwelling and erection of replacement dwelling (part-retrospective) Size: S
Coley CO-R-0003 SU704733 0.01	9 Lorne Street Caversham RG1 7YW	20/0603 CNV Mr John King	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 an existing dwelling to 2 apartments. Size: S
Coley CO-R-0004 SU702732 0.04	53-55 Argyle Road Caversham RG1 7YL	17/0134 COU Aum Developments Ltd	New Build De/C/COU NET	0 10 10	0 0 0	0 0 0	0 10 10	0 0 0	0 10 10	Conversion from D1 use (former mental health clinic) to C3 use as 10 self contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store. Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Coley CO-R-0006 SU700719 2.36	Wensley Road	20/0122 REG3 Reading Borough Council	New Build De/C/COU NET	46 0 46	0 0 0	0 0 0	46 0 46	0 0 0	46 0 46	Demolish 29 garages for 46 dwellings, including affordable homes, in a mix of houses and apartments (1 bed/2 bed/3 bed/4 bed) in blocks of 2.5 to 4 storeys, and bicycle parking spaces, car parking spaces and public realm works. Size: L
Coley CO-R-0007 SU708729 0.03	133 Castle Hill RG1 7SY	21/0401 COU Mr Krishan Joshi <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	Change of use from a bungalow (use class C3) to a podiatry clinic (use class E) including external alterations and amendments to boundary treatment. Size: S
Coley CO-R-0008 SU713743 0.66	Rose Kiln Lane Court Rose Kiln Lane RG2 0HP	21/1138 PRA GGP1 Limited c/o Stenprop <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	Prior approval for change of use of office building from class B1(a) (offices) to C3 (dwelling houses) to comprise 39 residential units. 18/1643 was alternative prior approval for 39 dwellings. Size: M
Coley CO-R-0009 SU705725 0.07	66 Berkeley Avenue RG1 6HY	21/1141 CNV C/O Agent	New Build De/C/COU NET	0 3 3	0 0 0	0 0 0	0 3 3	0 0 0	0 3 3	Sub division of house into 4 flats with associated alterations and new parking. Size: S
Coley CO-R-0012 SU711724 0.03	72A Admirals Court RG1 6SP	22/0721 FUL Mr Umut Calkam	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	0 0 0	3 0 3	3 0 3	Construction of an additional storey to provide 3 additional flats (7 flats in total). Size: S
Coley CO-R-0013 SU701725 0.10	Land to the rear of 104 Berkeley Avenue RG1 6HY	22/0413 FUL Gareth Bertram 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	Works of demolition and the erection of a detached two-storey dwelling with parking and amenity space. Size: S
Coley CO-R-0014 SU704732 0.02	67 Lorne Street RG1 7YW	23/0889 CNV Owner/Occupier	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Deconversion of two flats into a single dwelling. Size: S
Coley CO-R-0016 SU703733 0.01	10 Argyle Street RG1 7YP	23/1670 CNV Mr Declan Smith	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 3 storey, 5 bedroom terrace house into three self-contained flats, one two-bedroom apartment and two one-bedroom apartments. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Coley CO-R-0017 SU711730 0.32	Advantage, 87 Castle Street RG1 7SN	24/0949 PRA Lightbox (Reading) Ltd	New Build De/C/COU NET	0 50 50	0 0 0	0 0 0	0 0 0	0 50 50	0 50 50	Prior approval for the change of use of the building from Class E(g)(i) office use to Class C3 residential use involving the creation of 50 1-bed studio apartments, with associated car parking and cycle storage Size: M
Coley CO-R-0017 SU702733 0.02	10-12 Ormsby Street RG1 7YR	24/1064 CNV Mr Tishler	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	To deconvert a previously merged single dwellinghouse back into its original configuration of two separate dwellinghouses Size: S
Church CU-R-0006 SU726719 0.08	20 Shinfield Road RG2 7BW	20/1879 FUL Kennet Investments	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 house and erection of a detached building to provide 4 x 2 bedroom apartments, together with associated car parking, bin and cycle storage, access and servicing arrangements, and landscaping improvement. Size: S
Church CU-R-0007 SU732701 0.05	260 Shinfield Road RG2 8HG	23/0904 COU Mr Brian Casey	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Full planning application for the proposed change of use from existing ground floor store room to self-contained flat with secure cycle shed and bin store. Size: S
Church CU-R-0008 SU727709 0.07	66 Cressingham Road RG2 7JR	24/1722 CLE Mr Antonio Mariano	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for use of the property as five self-contained flats comprising of 2x1 bed flats at ground floor (Flats 1&2), 1xstudio flat and 1x1 bed at first floor (Flats 3 & 4) in the main house, and 1xstudio flat in an annexe. Size: S
Emmer Green EG-R-0001/1 SU717766 0.18	Brindles, off Lyfield Court Kidmore End Road Emmer Green RG4 8SH	08/0469 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. Incorrectly listed as lapsed in previous years. See 22/1294 for adjacent development. Size: S
Emmer Green EG-R-0001/2 SU717766 0.18	Brindles, off Lyfield Court Kidmore End Road Emmer Green RG4 8SH	22/1294 FUL Knole Homes Ltd	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 dwelling and garage. See 08/0469 for adjacent development. Size: S
Emmer Green EG-R-0002 SU719765 0.09	7 School Lane Emmer Green RG4 8LL	17/0316 FUL Owner/Occupier	New Build De/C/COU NET	1 -1 0	0 0 0	0 0 0	0 0 0	1 -1 0	1 -1 0	Proposed demolition of existing dwelling and garage and erection of new dwelling, detached garage and shed. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Emmer Green EG-R-0004 SU723772 0.04	Land adjacent to 28 Venetia Close Emmer Green RG4 8UG	23/1264 FUL Mr Kenan Mursal	New Build De/C/COU NET	1 0 1	1 0 1	1 0 1	0 0 0	0 0 0	0 0 0	Retrospective application for the erection of a 4 bedroom two storey detached house. See 14/1882 and 17/0120 for previous approval, development not carried out in accordance with plans. Size: S
Emmer Green EG-R-0005 SU731756 0.07	7 Hawthorne Road Caversham RG4 6LY	23/1733 FUL Rosegold Estates Limited	New Build De/C/COU NET	2 -1 1	0 -1 -1	0 0 0	2 0 2	0 0 0	2 0 2	Proposed replacement dwellings comprising a pair of semi-detached 2 storey 3 bedroom houses with rooms in loft space. 15/1114 is alternative permission for one new dwelling. Size: S
Emmer Green EG-R-0008 SU728752 0.02	190 Henley Road Caversham RG4 5LN	21/2082 FUL Miss V. Coldwell	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 garage and erection of a detached dwelling Size: S
Emmer Green EG-R-0011 SU733755 0.03	292 Henley Road Caversham RG4 6LS	19/0592 FUL Mr Timothy Kehoe <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	4 bedroom residential dwelling on the land to the rear of 292 Henley Rd. Access will be provide from Maytree Walk. Size: S
Emmer Green EG-R-0012 SU722768 0.11	305 Peppard Road Emmer Green RG4 8TQ	21/0321 FUL Owner/Occupier <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 dwelling and garage and erection of new dwelling and garage. Size: S
Emmer Green EG-R-0013 SU719767 12.15	Reading Golf Club Kidmore End Road Emmer Green RG4 8SQ	21/1843 OUT Fairfax (Reading) Limited and Reading Golf Club Limited	New Build De/C/COU NET	223 0 223	72 0 72	72 0 72	151 0 151	0 0 0	151 0 151	Outline application for demolition of clubhouse and the erection of a new residential scheme and public open space. See 22/0930 for reserved matters and 22/1312 for alterations to layout, mix, parking etc. Size: L
Emmer Green EG-R-0015 SU730752 0.62	205-213 Henley Road Caversham RG4 6LJ	22/0189 FUL Henley Road Ltd	New Build De/C/COU NET	55 0 55	0 0 0	0 0 0	0 0 0	55 0 55	55 0 55	Development for 2 retirement living apartments blocks (C3) including communal spaces, parking, landscaping and associated infrastructure. Size: 0
Katesgrove KA-R-0201/1 SU720731 0.16	54-58 Queens Road RG1 4AZ	20/1749 PRA Pinemace Limited	New Build De/C/COU NET	0 20 20	0 0 0	0 0 0	0 20 20	0 0 0	0 20 20	Prior approval for change of use from offices to 20 flats. See 19/1660 (Residential Commitments) for roof extension. Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Katesgrove KA-R-0201/2 SU720731 0.16	54-58 Queens Road RG1 4AZ	19/1660 FUL Pinemace Limited	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	9 0 9	0 0 0	9 0 9	Extension and alterations to roof to provide 9 flats, alterations to existing parking and access arrangements and minor alterations to existing building. See 20/1749 for conversion of main building. Size: M
Katesgrove KA-R-0218 SU716728 0.02	59-61 Southampton Street RG1 2QU	19/1049 FUL Forbury Homes <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	Change of use from A1 and 2 x flats to 7 x C1 units and 2 x flats (2 x 2 bed) with rear extensions, dormers and basement light wells. 19/0335 was previous prior approval for change of use of ground floor retail to 2 studio apartments. Size: S
Katesgrove KA-R-0222 SU715729 0.03	34-38 Southampton Street RG1 2QL	18/1117 FUL MacNiven Quays Ltd	New Build De/C/COU NET	11 -1 10	0 -1 -1	0 0 0	11 0 11	0 0 0	11 0 11	Erect basement/4-storey building for 11 (1x studio, 8x1-bed & 2x2-bed) residential units and associated works following demolition of existing buildings (basement & 3-storey public house and 2-storey residential building). See 22/0540 for NMA. Size: M
Katesgrove KA-R-0231 SU718731 0.08	43 London Street RG1 4PS	19/1043 FUL Rose Hill Commercial Estates Ltd	New Build De/C/COU NET	20 1 21	0 0 0	0 0 0	20 1 21	0 0 0	20 1 21	Partial demolition and internal works for 48 sqm community use (class D1) and 21 residential units (2 x studio, 7 x 1 bed, 10 x 2 bed and 2 x 3 bed units) together with associated services enclosures, parking and landscaping. Size: M
Katesgrove KA-R-0232 SU719731 0.03	Zoar Strict Baptist Chapel South Street RG1 4QN	21/1063 FUL Pendor Property	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 apartments (C3 use). 18/2188 (now lapsed) is alternative permission for 8 dwellings. Size: S
Katesgrove KA-R-0237 SU715725 0.02	37 Alpine Street RG1 2PY	19/1270 CNV Ms Zidan Lin	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Single storey rear extension, and the conversion of single dwellinghouse (C3) to 2 x C3 flats (2 x 2-bed flats). Size: S
Katesgrove KA-R-0239/2 SU721719 0.02	2-4 Northumberland Avenue RG2 7PN	21/1763 COU Krisco Services Limited <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	Proposed part 2 storey and single storey rear extensions following demolition of existing. Extensions to two properties, one of which turns an 8 bedroom HMO (sui generis) to a 6 bedroom HMO (C4). Size: S
Katesgrove KA-R-0240 SU719729 0.10	The Faculty, 23-27 London Road RG1 5BJ	20/1221 COU The Faculty Ltd <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	Change of use of The Faculty from 16 serviced apartments (use class C1) to 15 residential flats (use class C3). Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Katesgrove KA-R-0241 SU719726 0.06	40-48 Mount Pleasant RG1 2TD	20/1880 FUL Flawn	New Build	6	6	6	0	0	0	Demolition of existing car repair garages and erection of 6 family dwellings and associated landscaping, waste and bicycle storage. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	6	6	6	0	0	0	
Katesgrove KA-R-0242 SU717730 0.01	Land to the rear of 84 London Street RG1 4SJ	19/0478 FUL Mr Abdul Naveed	New Build	3	0	0	3	0	3	Demolition of B8 commercial unit & construction of three one-bedroom flats over three floors including bin & cycle storage. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	3	0	0	3	0	3	
Katesgrove KA-R-0246 SU719717 0.01	59a Basingstoke Road RG2 0ER	22/0772 PRA Redhatch Property Mangement	New Build	0	0	0	0	0	0	Prior approval for change of use from class E (offices) to C3 (dwelling houses) to comprise 1 flat. Size: S
			De/C/COU	1	0	0	1	0	1	
			NET	1	0	0	1	0	1	
Katesgrove KA-R-0247/1 SU717727 0.03	87 Southampton Street RG1 2QU	22/0204 PRA David Jenkins	New Build	1	0	0	0	1	1	Prior approval for additional storey to provide 1 x 2-bed residential unit above the second floor. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	1	0	0	0	1	1	
Katesgrove KA-R-0247/2 SU717727 0.03	87 Southampton Street RG1 2QU	24/0351 PRA David Jenkins	New Build	0	0	0	0	0	0	Prior approval for change of use of 2nd floor from Class E (offices) to C3 (dwelling houses) to comprise 1 flat. Size: S
			De/C/COU	1	0	0	0	1	1	
			NET	1	0	0	0	1	1	
Katesgrove KA-R-0248 SU718721 0.05	Land adjacent Mitcham Close RG2 0AS	21/0661 OUT Theale Fireplaces Ltd	New Build	2	0	0	2	0	2	Outline planning permission for layout and access for 2 x two storey, 3 bedroom semi-detached dwellings. See 22/1902 for reserved matters. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	2	0	0	2	0	2	
Katesgrove KA-R-0250 SU718729 0.01	114 London Street RG1 4SJ	22/1397 COU Rowe	New Build	0	0	0	0	0	0	Proposed change of use of from class E to create a self contained C3 dwelling with associated works. Size: S
			De/C/COU	1	0	0	0	1	1	
			NET	1	0	0	0	1	1	
Katesgrove KA-R-0251 SU718731 0.01	41a London Street RG1 4PS	21/0750 COU Lily Parkinson	New Build	0	0	0	0	0	0	Conversion of current building to a 1 bedroom flat and 7 bedroom HMO. Size: S
			De/C/COU	1	0	0	0	1	1	
			NET	1	0	0	0	1	1	

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Katesgrove KA-R-0253 SU719731 0.02	25 South Street RG1 4QU	21/1539 COU Owner/Occupier	New Build De/C/COU NET	0 4 4	0 0 0	0 0 0	0 0 0	0 4 4	0 4 4	Proposed conversion of existing building (Class E) to form 4 residential units together with three storey rear extension and front and rear dormer windows and associated works Size: S
Katesgrove KA-R-0254 SU718730 0.19	75-77 London Street RG1 4QA	22/0244 FUL Woodside (Reading) Ltd	New Build De/C/COU NET	12 3 15	0 0 0	0 0 0	0 0 0	12 3 15	12 3 15	Proposed demolition of buildings to rear (Olympia Hall) and erection of 12 flats with associated parking, landscaping and courtyard garden and conversion of ground floor of Nos. 75-77 to 3 flats Size: M
Katesgrove KA-R-0255 SU717728 0.07	75-81 Southampton Street RG1 2QU	21/1636 FUL Perfect Property Developments Ltd	New Build De/C/COU NET	19 0 19	0 0 0	0 0 0	19 0 19	0 0 0	19 0 19	Removal of existing building and construction of a four-storey building to comprise 19 dwellings and associated works. Size: M
Katesgrove KA-R-0256 SU716717 0.03	85 Pell Street RG1 2NP	20/1757 FUL John Rivers	New Build De/C/COU NET	5 0 5	0 0 0	0 0 0	0 0 0	5 0 5	5 0 5	Demolition of existing disused salvage yard and construction of a replacement building to provide 4no. 1 bedroom units and 1 no. 2 bedroom house together with associated landscaping, cycle and bin stores. Size: S
Katesgrove KA-R-0257 SU717728 0.13	12-18 Crown Street RG1 2SE	20/1138 COU Shall Do Crown Street Limited	New Build De/C/COU NET	0 44 44	0 0 0	0 0 0	0 0 0	0 44 44	0 44 44	Change of use of building from 44 serviced apartments (Class C1) to 44 flats (C3) comprising of 4no studios, 27 x one bedroom and 13 x two bedroom units with associated parking Size: M
Katesgrove KA-R-0258 SU719725 0.01	80 Mount Pleasant RG1 2TD	22/0621 FUL Mr Thompson	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 storey 1x2-bed self-contained residential dwelling (Class C3) Size: S
Katesgrove KA-R-0259 SU717727 0.35	9 Upper Crown Street RG1 2SS	23/0814 FUL Irongate Property (Reading) Ltd	New Build De/C/COU NET	46 0 46	0 0 0	0 0 0	0 0 0	46 0 46	46 0 46	Redevelopment for 3 residential blocks containing 46 dwellings, associated parking , access works and landscaping, relocation of substations and works to facilitate pedestrian access. Size: M
Katesgrove KA-R-0260 SU717731 0.05	36-42 London Street RG1 4SQ	22/1364 FUL Red Line Land Central Club Ltd.	New Build De/C/COU NET	17 0 17	0 0 0	0 0 0	0 0 0	17 0 17	17 0 17	Demolition of existing building (retain mural wall), construction of new building for community hall and 17 flats, with associated works and landscaping Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Katesgrove KA-R-0261 SU717727 0.01	114 Southampton Street RG1 2QX	24/1386 CLE Mr Surjit Jutla	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Existing use as a 1x 1-bedroom self-contained flat on the ground floor and 1x 2-bedroom self-contained flat on the first floor (use class C3) Size: S
Katesgrove KA-R-0262 SU717731 0.10	Central Point, 25-31 London Street RG1 4PS	24/1504 PRA Innovate Associates Limited	New Build De/C/COU NET	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Prior approval for change of use of floors 1-4 from offices to 24 residential apartments. See 24/0789 (Non-Residential Commitments) for alternative non-residential permission, figures zero here to avoid double counting Size: M
Katesgrove KA-R-0262 SU720731 0.02	41 South Street RG1 4QU	24/0161 FUL Mr Tarique Hanif	New Build De/C/COU NET	1 1 2	0 0 0	0 0 0	0 0 0	1 1 2	1 1 2	Extensions to existing 3 storey building in residential flat use (C3) to include a rear extension at lower ground, ground and first floors and upward extension to create a further floor, to create 3x1 bed flats, 1x split level 1x bed flat and 1x 2 bed flat. Size: S
Katesgrove KA-R-0263 SU716728 0.01	83 Pell Street RG1 2NP	24/1251 CLE Mr Antonio Mariano	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Lawful development certificate for the use of the property under C3 category (dwelling houses) for three self-contained flats Size: S
Katesgrove KA-R-0264 SU715721 0.14	220 Elgar Road South RG2 0BW	22/0258 FUL Maxika Homes	New Build De/C/COU NET	16 0 16	0 0 0	0 0 0	0 0 0	16 0 16	16 0 16	Residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works. Size: M
Katesgrove KA-R-0265 SU717727 0.01	112 Southampton Street RG1 2QX	24/1380 CLE Mr Surjit Jutla	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 lawful use for 2 flats Size: S
Katesgrove KA-R-0266 SU718716 0.05	89-91 Basingstoke Road RG2 0HA	24/1695 PRA GC Valley Properties 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	Prior approval for change of use of 1st Floor from Class E (offices) to C3 (dwelling houses) to comprise 2 flats. Size: S
Kentwood KE-R-0092 SU672752 0.19	1025 - 1027 Oxford Road Tilehurst RG31 6TL	07/0937 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 06/1080 (demolish existing dwellings and erect 2 no. buildings containing 12 no. apartments) for approval of details of scale, appearance and landscaping. Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Kentwood KE-R-0126 SU670752 0.13	9 Elsley Road Tilehurst RG31 6RP	18/1638 FUL Owner/Occupier	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 dwelling with garage. Size: S
Kentwood KE-R-0127 SU675749 0.02	266 Kentwood Hill Tilehurst RG31 6DR	23/1030 PRA Owner/Occupier	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Prior approval for change of use of rear detached garage and rear of building from Class E (offices) to C3 (dwelling houses) to comprise 2 X C3 studio flat. 23/1028 and 23/1029 are similar prior approvals for ground floor and garage separately. Size: S
Kentwood KE-R-0129 SU682744 0.02	930 Oxford Road Tilehurst RG30 6TJ	23/1455 PRA Mr Harish Raichura	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	1 1 1	0 1 1	Prior approval for change of use of Ground Floor from Class E (hair and beauty salon) to C3 (dwelling houses) to comprise 1 new dwelling. Size: S
Kentwood KE-R-0131 SU672741 0.01	6 Kentwood Close Tilehurst RG30 6DH	22/0280 FUL L Frain	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	0 0 0	1 0 1	1 0 1	Ground floor side extension to create 1x1-bed self-contained residential unit (Class C3) Size: S
Norcot NO-R-0068 SU683735 16.40	Dee Park Estate Spey Road	09/1606 OUT Dee Park Partnership	New Build De/C/COU NET	705 -383 322	515 -331 184	0 -30 -30	0 0 0	190 -52 138	190 -52 138	Demol flats, centre, school, pub. Erect dwellings, community uses, retail, primary school. OUT 09/1606 for 705 units, with details for Ph 1 (09/2084/09/1899 - 264), Ph 2a (11/0612 - 106) and Ph 2b (13/1056 - 145). 17/2312 for community centre. Size: L
Norcot NO-R-0098 SU686733 0.21	2-6 Water Road and 158 Dee Road RG30 4BU	16/1507 OUT Mrs K Fielden	New Build De/C/COU NET	11 -4 7	0 0 0	0 0 0	0 0 0	11 -4 7	11 -4 7	Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter (see permission 22/0064). Size: M
Norcot NO-R-0099 SU684733 0.04	28 Eskin Close Tilehurst RG30 4DU	17/1458 FUL Owner/Occupier	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 dwelling adjacent to existing property. Size: S
Norcot NO-R-0109 SU687738 0.07	63-86 Rowe Court RG30 2HZ	22/1693 FUL The Owner and/or Occupier	New Build De/C/COU NET	24 -24 0	0 -24 -24	0 0 0	24 0 24	0 0 0	24 0 24	Demolish remaining fire damaged structure and reinstate four storey building, comprising of 24 studios/ one-bed, one person homes, associated car parking, cycle parking, refuse, amenity space and landscaping. Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Norcot NO-R-0110 SU685733 0.85	103 Dee Road RG30 4FS	22/1130 FUL Bellway Homes Limited (Thames Valley)	New Build De/C/COU NET	54 0 54	0 0 0	0 0 0	54 0 54	0 0 0	54 0 54	Redevelopment of former fire station to provide 54 dwellings, including affordable housing, together with associated access, parking, public open space and landscaping Size: M
Norcot NO-R-0112 SU683730 0.06	Land to the rear of 29-30 Tern Close Tilehurst RG30 4AY	21/1000 FUL Eastbury Construction	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 3 bed detached bungalow. Size: S
Norcot NO-R-0113 SU688737 0.02	68 Grovelands Road RG30 2NY	23/0028 CLE Ms Hayley Artwell	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 Flat to the rear as a C3 dwelling for more than 4 years Size: S
Norcot NO-R-0114 SU688736 0.02	84 Grovelands Road RG30 2NY	24/1447 CLE Mr David Artwell	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 garden outbuilding as separate self-contained dwelling Size: S
Park PA-R-0122/1 SU729732 0.16	Alexander House 205-207 Kings Road RG1 4LS	23/0400 PRA BMR Edgware Ltd	New Build De/C/COU NET	0 22 22	0 0 0	0 0 0	0 22 22	0 0 0	0 22 22	Prior approval for change of use from office to 22 residential units. See 21/0902 for additional roof development and 21/0906 for additional prior approval for further parts of building. 21/0536 was previous prior approval for 22 dwellings. Size: M
Park PA-R-0122/2 SU729732 0.16	Alexander House 205-207 Kings Road RG1 4LS	21/0902 FUL Burleigh Estates Ltd	New Build De/C/COU NET	8 0 8	0 0 0	0 0 0	8 0 8	0 0 0	8 0 8	Construction of new residential floor above existing roof level to create new residential use class C3 to comprise 8 residential units. See 21/0536 and 21/0906 for prior approval for conversion of building. Size: M
Park PA-R-0122/3 SU729732 0.16	Alexander House 205-207 Kings Road RG1 4LS	21/0906 PRA Burleigh Estates Ltd	New Build De/C/COU NET	0 13 13	0 0 0	0 0 0	0 13 13	0 0 0	0 13 13	Prior approval for change from office to residential to create 13 dwellings, 11 within the roofspace of the building and 2 units on ground and 1st floor. See 21/0536 for conversion of main part of building and 21/0902 for additional development. Size: M
Park PA-R-0137 SU742720 0.03	10 Holmes Road RG6 7BH	19/1797 FUL Ms Shaista Chaudhri	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	Proposed two storey side extension and creation of a new end-of-terrace dwelling. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Park PA-R-0141 SU736727 0.02	64 College Road RG6 1QB	22/1541 COU Shahid Tufail	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 6 person C4 HMO to an 8 person Sui Generis HMO Size: S
Park PA-R-0143 SU729735 0.05	117 Cumberland Road RG1 3JY	23/0251 COU Khan & Khan Lettings Limited	New Build De/C/COU NET	0 1 1	0 0 0	0 0 0	0 0 0	0 1 1	0 1 1	Convert office premises of Class E to C3, one dwellinghouse. Size: S
Park PA-R-0146 SU735734 0.02	95 Radstock Road RG1 3PR	23/1155 COU Mrs Nusrat Mohammed	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Increase in number of occupants within an existing C4 small HMO to create a nine person Sui Generis Large HMO Size: S
Park PA-R-0148 SU736734 0.02	395 London Road RG1 3PB	24/0062 CLE Hamzah Kaddir	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 8 bed HMO Size: S
Park PA-R-0149 SU732732 0.03	233 London Road RG1 3NY	22/0678 FUL Reading Foods 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 additional floor, rear extensions and new building at rear for 6 residential units. Remodelling of shop unit. Provision of refuse and cycle spaces, landscaping and other associated structures following removal of storage buildings. Size: S
Park PA-R-0150 SU731733 0.01	26 Amity Road RG1 3LJ	24/0266 CLE Mr P S Dhillon	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 2 X self contained flats Size: S
Park PA-R-0151 SY731732 0.02	Flat 3 Cumberland Villas, 1 Cumberland Road RG1 3LE	24/0959 CLE Mr Naeem Khan	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 a self-contained flat Size: S
Park PA-R-0152 SY733731 0.02	Flat 1-6, 5 Hamilton Road RG1 5EA	24/1106 CLE Mr Omprakash Gehlot	New Build De/C/COU NET	0 6 6	0 6 6	0 6 6	0 0 0	0 0 0	0 0 0	Certificate of lawfulness for existing use following the change of use of the HMO to 6 self contained flats Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Park PA-R-0153 SU731735 0.01	103 Cholmeley Road RG1 3LR	24/1209 CLE Mrs Amita Patel	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 a 7 bed HMO. Size: S
Park PA-R-0154 SU742721 0.04	286 Wokingham Road RG6 1JU	24/1545 CLE Mr Parma Dhillon	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Dwellinghouse in use as a 7-bedroom 7-person large HMO (Sui Generis). Size: S
Redlands RE-R-0176 SU728732 0.06	Land adjacent 300 Kings Road RG1 4HP	22/1162 FUL Titan Property 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	Construction of a part five part three storey building of 14 residential apartments (C3) and associated undercroft car parking Size: M
Redlands RE-R-0300 SU721735 0.06	Third Floor Havell House, 62-66 Queens Road RG1 4AZ	24/0085 COU Havell House 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 third floor from Class E commercial to Residential use to provide 2 No. flats. To provide new glazed doors and balustradeto provide access to flat roof to form new balconies Size: S
Redlands RE-R-0301 SU733724 0.09	7 Cardigan Gardens RG1 5QP	24/1085 CNV Mr Nigel Belcher	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Proposed conversion of two flats back to a single residence terrace house Size: S
Redlands RE-R-0302 SU725731 0.02	12 Eldon Terrace RG1 4DX	20/0973 FUL Mr Jagtar Dhadwal	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 0 0	0 0 0	3 0 3	3 0 3	Erection of two storey (and roof space accommodation) building comprising 3 (2x1 & 1x2-bed) residential units (class C3) with associated bin and cycle storage. Size: S
Redlands RE-R-0303 SU724732 0.08	Mulberry House, 1a Eldon Road RG1 4DJ	21/0533 FUL The Faculty Ltd	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	0 0 0	9 0 9	9 0 9	Erection of a 3 to 5 storey building providing 9 (5x1bed, 4x2bed) residential units (Use Class C3), 5 undercroft parking spaces, landscaping and associated works. See 18/0591 for alternative development for 7 dwellings. Size: S
Redlands RE-R-0304 SU725731 0.09	17 Eldon Square RG1 4DP	20/0974 FUL Mr & Mrs S Huntridge	New Build De/C/COU NET	3 0 3	0 0 0	0 0 0	3 0 3	0 0 0	3 0 3	Construction of 3 x 2 bedroom terraced houses (with rooms in the roof space), associated amenity space, bin and cycle storage and undercroft vehicular access from Eldon Terrace to a parking area. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Redlands RE-R-0305 SU724731 0.02	24 Eldon Road RG1 4DL	23/0405 CNV Mr Hanel Nathwani	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 existing house into three self-contained flats. 19/0197 was previous permission for conversion to 3 dwellings. Size: S
Redlands RE-R-0307 SU732725 0.02	67a Foxhill Road RG1 5QR	19/0318 COU Owner/Occupier	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 the existing building to two additional two bedroom flats and associated fenestration. Size: S
Redlands RE-R-0310 SU732727 0.04	105 Addington Road RG1 5PZ	191186 FUL Mrs Paramjit Kaur	New Build De/C/COU NET	2 -1 1	0 -1 -1	0 0 0	0 0 0	2 0 2	2 0 2	Erection of two end-terrace 4 bed dwellings following demolition of existing detached bungalow and removal of four advertising hoardings. Size: S
Redlands RE-R-0311 SU727722 0.23	Site adjacent 43 Upper Redlands Road RG1 5JE	21/0308 FUL Hurst Grove Estates <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 a single detached dwellinghouse with associated access, parking and landscaping. Size: S
Redlands RE-R-0312 SU725731 0.03	25 Eldon Square RG1 4DP	21/1828 CNV Owner/Occupier <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	Change of use from 2 flats to a single dwelling including internal alterations, alterations to fenestration and erection of single storey rear extension. Size: S
Redlands RE-R-0313/1 SU727731 0.07	Rear of 97-99 London Road RG1 5BY	20/1157 FUL Royal Berkshire Developments 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 two storey dwelling (Class C3) and associated works. Size: S
Redlands RE-R-0313/2 SU727731 0.03	99 London Road RG1 5BY	23/1844 FUL Royle Berkshire Developments Ltd	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 for 4no. 1-bedroom flats, ground floor office, and 2 short term let units. Alterations to roof. Rear ground and first floor extensions, external door and window alterations. See 22/1022 for alternative for conversion to five flats and office. Size: S
Redlands RE-R-0314 SU723716 0.02	27 Newcastle Road RG2 7TN	21/0127 FUL Brett Property Developments 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	Erection of single storey rear extension and rear dormer window to create an 8 person HMO (sui generis). Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Redlands RE-R-0315 SU722731 0.02	2 The Grove RG1 4RB	21/1869 CNV Turner Property 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 and extension to existing two-bedroom dwelling house (C3a use class) to become 2no. two-bedroom dwelling flats (C3a use class) Size: S
Redlands RE-R-0319 SU724731 0.02	20 Eldon Road RG1 4DL	23/1691 CLE Mr Paul Hickson	New Build De/C/COU NET	0 5 5	0 5 5	0 5 5	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for the subdivision of the former single dwelling into six self-contained apartments. Size: S
Redlands RE-R-0320 SU721731 0.03	72 South Street RG1 4RA	23/1806 CLE Chris Sturmer & Nicholas Wallwork	New Build De/C/COU NET	0 -1 -1	0 -1 -1	0 -1 -1	0 0 0	0 0 0	0 0 0	Nine person Sui Generis large HMO at basement, ground, first and second floor levels Size: S
Redlands RE-R-0321 SU722714 0.50	The Willows, 2 Hexham Road RG2 7UG	23/0279 REG3 Reading Borough Council	New Build De/C/COU NET	42 0 42	0 0 0	0 0 0	42 0 42	0 0 0	42 0 42	Erection of a building containing a day centre providing social care services and 42 residential units including specialist housing with landscaping, car parking and access. Size: M
Redlands RE-R-0322 SU729731 0.02	133 London Road RG1 5DD	24/0715 CLE Green Elmes Property 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	The existing building at 133 London Road as an 8-bed, 11 person Sui Generis HMO Size: S
Redlands RE-R-0323 SU729731 0.02	127 London Road RG1 5DD	24/0716 CLE Green Elmes Property 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	The existing building at 127 London Road as an 8-bed, 8 person Sui Generis HMO Size: S
Redlands RE-R-0324 SU725731 0.05	34 Eldon Terrace	23/1729 CNV Rowe Property Investments Ltd	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Part retrospective change of use of basement storage rooms to provide 2 x 1 bed flats including retention of lightwell to rear and associated internal and external alterations. Size: S
Redlands RE-R-0325 SU729727 0.05	Alexandra Road Community Day Nurser Alexandra Road RG1 5PG	25/0159 REG3 Reading Borough Council	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	Use as Class C2 (Residential institution) including Internal refurbishment and external landscape works Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Southcote SO-R-0076 SU694721 0.14	112 Southcote Lane RG30 3AF	18/0148 FUL Claremont Homes	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 dwellings with associated parking. Size: S
Southcote SO-R-0081 SU692712 0.26	Wire Mill Southcote Farm Lane RG30 3DZ	17/1588 FUL Owner/Occupier	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 and construction of new café, holiday let apartment, and manager's accommodation on top of the existing footprint of the derelict Wire Mill (sui generis). Size: S
Southcote SO-R-0089 SU696727 0.14	18 Parkside Road RG30 2DB	21/0582 FUL Mr Stuart Hall	New Build De/C/COU NET	10 -1 9	10 -1 9	10 0 10	0 0 0	0 0 0	0 0 0	Demolition of detached house and annex and the erection of 10 dwellings, with undercroft parking, landscaping and bin stores. Size: M
Southcote SO-R-0090 SU694726 0.56	Amethyst Lane	23/0613 REG3 Reading Borough Council	New Build De/C/COU NET	17 0 17	0 0 0	0 0 0	0 0 0	17 0 17	17 0 17	Demolition and redevelopment of the site at Amethyst Lane to deliver a new respite care facility alongside 17 new homes, landscaping and ancillary works. See 23/1591 (Non-Residential Commitments) for demolition. Size: M
Southcote SO-R-0091 SU682718 0.58	Dwyer Road	23/0612 REG3 Reading Borough Council	New Build De/C/COU NET	30 0 30	0 0 0	0 0 0	0 0 0	30 0 30	30 0 30	Redevelopment of the site at Dwyer Road to deliver 30 new dwellings, alongside new access, soft and hard landscaping, parking and ancillary works Size: M
Southcote SO-R-0092 SU696722 0.05	67 Southcote Lane RG30 3AQ	22/0734 FUL Danny Stubbs	New Build De/C/COU NET	1 0 1	0 0 0	0 0 0	1 0 1	0 0 0	1 0 1	The erection of a single detached dwelling Size: S
Southcote SO-R-0093 SU698728 0.06	The Limes, 7 Southcote Road RG30 2AD	24/0450 CLE Mr Alexis Alstrom	New Build De/C/COU NET	0 4 4	0 4 4	0 4 4	0 0 0	0 0 0	0 0 0	Certificate of Lawfulness for Existing use as 5 Flats Size: S
Thames TH-R-0200 SU721745 0.05	307 - 311 Gosbrook Road Caversham RG4 8DY	06/0683 FUL Quality Stationers	New Build De/C/COU NET	5 0 5	0 0 0	0 0 0	5 0 5	0 0 0	5 0 5	Demolition of existing printing works and erection of 4 apartments and 1 garden flat. Recorded as lapsed in 2011, but actually implemented by demolition. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Thames TH-R-0202 SU722735 2.80	Kenavon Drive	17/0509 FUL London and Quadrant	New Build De/C/COU NET	765 0 765	765 0 765	216 0 216	0 0 0	0 0 0	0 0 0	Demolish retail (Homebase and former Toys R Us) and erect 765 (18 x studio, 302x1, 409x2 and 36x3- bed) dwellings, 5 commercial units, public realm, landscaping, accesses, parking and associated works. 20/0228 is NMA for various alterations. Size: L
Thames TH-R-0205 SU712742 0.01	139 Caversham Road RG1 8AU	21/0033 PRA Mr Stephen Flint <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	Prior approval for change of use of ground floor from class A1 (shops) to C3 (dwellinghouses) to comprise 1 new flat. Size: S
Thames TH-R-0206 SU713742 1.03	Great Brighams Mead Vastern Road RG1 8DJ	21/0567 PRA McKay Securities Plc	New Build De/C/COU NET	0 110 110	0 0 0	0 0 0	0 110 110	0 0 0	0 110 110	Prior approval for change of use from office use class B1(a) to use class C3 to comprise 110 residential units. See 22/0717 for external alterations. Size: L
Thames TH-R-0207 SU729736 0.71	Gas Holder Alexander Turner Close RG1 3EA	19/0627 FUL Danescroft (Kenavon Drive Project Management) LLP	New Build De/C/COU NET	130 0 130	0 0 0	0 0 0	0 0 0	130 0 130	130 0 130	Demolition of existing buildings and gas holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (class C3) with associated access, car parking, landscaping and open space. Size: M
Thames TH-R-0208 SU715740 0.76	55 Vastern Road RG1 8BU	20/0188 FUL Berkeley Homes	New Build De/C/COU NET	209 0 209	0 0 0	0 0 0	0 0 0	209 0 209	209 0 209	Redevelopment for buildings of 1-11 storeys, including dwellings and retail(A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road. See 23/1673 for variation including to dwelling mix. Size: M
Thames TH-R-0209 SU722744 0.02	76A Queens Road Caversham RG4 8DL	19/1754 FUL Mr & Mrs Ravi & Dipiksha Sodha	New Build De/C/COU NET	2 -1 1	0 0 0	0 0 0	0 0 0	2 -1 1	2 -1 1	Proposed demolition of existing redundant garage workshop and residence to its rear and replacement with an infill 2-storey development providing 2 no three bedroom dwellings. Size: S
Thames TH-R-0211 SU723745 0.10	2-4 Send Road Caversham RG4 8EH	21/1739 FUL Raywood Developments Ltd	New Build De/C/COU NET	9 0 9	0 0 0	0 0 0	9 0 9	0 0 0	9 0 9	Demolition of the existing buildings and the erection of 9 new houses with associated parking and landscaping. Size: S
Thames TH-R-0212 SU723745 0.05	389 Gosbrook Road Caversham RG4 8ED	21/0279 FUL Blue Infinity SSAS Pension	New Build De/C/COU NET	6 0 6	0 0 0	0 0 0	6 0 6	0 0 0	6 0 6	Demolition of existing building and erection of new building containing 6 flats with associated car parking and landscaping. Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Thames TH-R-0213 SU713740 2.20	80 Caversham Road RG1 1AA	18/2252 OUT Hermes Property Unit Trust	New Build De/C/COU NET	620 0 620	0 0 0	0 0 0	0 0 0	620 0 620	620 0 620	O/L for demol of existing and new bldgs of 2–24 storeys for 620 (72 x studio, 196x1, 320x2 & 32x3-bed) residential units, office, flexible grd fl uses, community centre, health centre and works including parking, servicing, open space etc. Size: L
Thames TH-R-0214 SU712741 0.49	97a-117 Caversham Road RG1 8AN	22/1324 FUL Bellway Homes Limited (Thames Valley)	New Build De/C/COU NET	60 0 60	0 0 0	0 0 0	60 0 60	0 0 0	60 0 60	Redevelopment of 97a-117 Caversham Road, and associated land to the rear, to provide 60 dwellings, including affordable housing, together with associated access, parking and landscaping. Size: M
Thames TH-R-0215 SU715740 1.77	Vastern Court Caversham Road RG1 8AL	20/0328 OUT Aviva Life and Pensions UK Ltd	New Build De/C/COU NET	1,000 0 1,000	0 0 0	0 0 0	0 0 0	1,000 0 1,000	1000 0 1,000	Outline for demolition and redevelopment for a flexible mix of residential (including PRS), offices, retail, public house, take away, community and leisure, car parking, plant and renewable energy, servicing etc. Size: L
Thames TH-R-0216 SU712740 0.16	71-73 Caversham Road RG1 8JA	22/0922 FUL S2 Caversham Ltd	New Build De/C/COU NET	25 4 29	0 0 0	0 0 0	0 0 0	25 4 29	25 4 29	Partial demolition of former retail warehouse and erection of a mixed-use building comprising 29 residential units, retail floorspace at ground floor and associated car parking, cycle parking and landscaping. Size: M
Thames TH-R-0217 SU720745 0.01	65 Kings Road Caversham RG4 8DS	24/0246 CNV Mr Victor Allen	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 two flats to a single dwellinghouse (Class C3) Size: S
Thames TH-R-0218 SU722734 0.28	121 Kings Road RG1 3ES	24/0997 PRA S & S Quality Contractors Ltd	New Build De/C/COU NET	0 93 93	0 0 0	0 0 0	0 0 0	0 93 93	0 93 93	Change the use of the building at ground to fourth floors from office (E Class) to residential (C3), to accommodate 93 No. self-contained flats Size: M
Thames TH-R-0219 SU723734 0.07	Former Gas Works Building Gas Works Road	16/0378 FUL Mulberry Park Investment (S.E.) Limited	New Build De/C/COU NET	0 20 20	0 0 0	0 0 0	0 0 0	0 20 20	0 20 20	COU, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4, 5 and 6 storey building and a 3 storey building, providing 20 (10x1, 9x2 and 1x3-bed) residential units. Size: M
Thames TH-R-0220 SU713741 0.01	17 Vastern Road RG1 8DJ	24/1433 COU Vinay and Poonam Parihar	New Build De/C/COU NET	0 -1 -1	0 0 0	0 0 0	0 0 0	0 -1 -1	0 -1 -1	Application for the change of use of the existing 6 bed HMO (Class C4) into a 6 bed Children's Home (Class C2). Size: S

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Thames TH-R-0221 SU711741 0.02	16 Northfield Road RG1 8AH	24/1379 CLE Mr Surjit Jutla	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Use of the building as x2 flats Size: S
Thames TH-R-0222 SU711742 0.01	14 Newport Road RG1 8EA	24/1384 CLE Mr Surjit Jutla	New Build De/C/COU NET	0 1 1	0 1 1	0 1 1	0 0 0	0 0 0	0 0 0	Use of the building as x 2 flats. Size: S
Tilehurst TI-R-0180 SU674737 0.07	82 Chichester Road Tilehurst RG30 4XD	20/0664 FUL Mr A Deacon	New Build De/C/COU NET	3 -1 2	0 -1 -1	0 0 0	3 0 3	0 0 0	3 0 3	Erection of one end terrace three bed unit, one mid terrace 3 bed unit and one end terrace 1 bed unit following demolition of existing dwelling (part retrospective). 19/0902 is alternative development for 2 x 3-bed dwellings. Size: S
Tilehurst TI-R-0181/2 SU671739 0.06	20a Norcot Road Tilehurst RG30 6BU	20/0373 FUL City Wide Serviced Apartments Ltd <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 part 1.5 storey, part 2.5 storey apartment block comprising 1 x 1-bed flat and 2 x 2-bed flats following demolition of existing car sales building. Size: S
Tilehurst TI-R-0183 SU678736 0.12	8 Riley Road Tilehurst RG30 4UX	21/0309 FUL Mr Dan Stannard	New Build De/C/COU NET	4 -1 3	0 -1 -1	0 -1 -1	2 0 2	2 0 2	4 0 4	Demolition of existing dwelling and erection of 2 pairs of semi-detached dwellings including access, parking, landscaping and associated works. Size: S
Tilehurst TI-R-0185 SU667737 0.05	70 School Road Tilehurst RG31 5AW	23/0356 COU AW Davis Properties Ltd	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 existing first floor offices to 2No. one bedroom apartments. External works to façade to facilitate conversion. Size: S
Tilehurst TI-R-0186 SU666736 0.05	104-108 School Road Tilehurst RG31 5AX	24/0330 COU Mrs Filbee	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 first floor from offices to 2 x 1-bed and 1 x 2-bed flats (C3 Use Class) Size: S
Whitley WH-R-0064/1 SU698702 24.65	Pingemead Business Park & Land adj to Longwater Avenue	10/2172 OUT St Edward And Prudential Assurance Company Ltd	New Build De/C/COU NET	836 0 836	822 0 822	135 0 135	14 0 14	0 0 0	14 0 14	Ph 1: FUL 68 dwells, retail, hall, O/L 669 dwells, extra care, offs, primary sch, surgery, sports pitch). REM -15/1070 Ph 1c, 15/1761 Ph 2a (uplift 49), 16/2050 Ph 2c, 16/0700 Ph 3a, 17/0095/96 Ph 3b, 17/0087 Ph 3c, 18/0546 Ph 4, 16/1893 Ph 5, 17/1017 Ph 6b. Size: L

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Whitley WH-R-0064/2 SU696702 1.44	Green Park Village Longwater Avenue	17/1019 FUL St. Edward Homes Limited	New Build De/C/COU NET	339 0 339	339 0 339	151 0 151	0 0 0	0 0 0	0 0 0	339 dwellings, 556 sqm retail (A1-A5), gym, parking (Phase 6A). Replaces part of O/L 10/2172 for offices, for which figures are zero to avoid double counting. See 21/0293 for changes to Blocks D/F. 20/1560 for changes to community hub. Size: L
Whitley WH-R-0064/3 SU696702 1.44	Green Park Village Longwater Avenue	21/0293 FUL St Edwards Homes Ltd	New Build De/C/COU NET	0 2 2	0 2 2	0 2 2	0 0 0	0 0 0	0 0 0	Conversion of two duplex apartments into four apartments. Relates to Blocks D and F of Phase 6A Green Park Village - see 17/1019. Size: L
Whitley WH-R-0068 SU723693 0.10	196 Whitley Wood Road RG2 8LQ	13/0701 FUL Owner/Occupier	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 existing bungalow and construction of three 2-bed terraced houses. Size: S
Whitley WH-R-0075 SU720692 0.19	155-159 Whitley Wood Lane RG2 8PW	20/1765 FUL Owner/Occupier	New Build De/C/COU NET	4 0 4	0 0 0	0 0 0	4 0 4	0 0 0	4 0 4	4 no semi-detached dwellings (C3) with new access from Salford Close following demolition of existing storage buildings (B8). 18/0858 was alternative permission for 4 semi detached homes, now lapsed. Size: S
Whitley WH-R-0077 SU718694 0.02	39-45 Whitley Wood Lane RG2 8PN	21/0947 OUT Mr Alex Omirou	New Build De/C/COU NET	2 0 2	1 0 1	0 0 0	1 0 1	0 0 0	1 0 1	Erection of 2 x 3 bed houses (C3 use). Supersedes previous outline for detached dwelling. Size: S
Whitley WH-R-0081 SU708697 15.47	Land at Madejski Stadium Shooters Way RG2 0FL	16/0199 OUT Reading Prop Co	New Build De/C/COU NET	618 0 618	0 0 0	0 0 0	0 0 0	618 0 618	618 0 618	O/L for residential for up to 422 units; FUL for 196 units, convention centre, ice rink, 246 bedroom hotel and up to 102 serviced apartments, car parking, retail space (A1 and A3/A4), office and community space, public open space. Size: L
Whitley WH-R-0087/1 SU714701 0.32	1 Bennet Court Bennet Road RG2 0QX	21/0306 PRA Ultima Properties Ltd <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	Prior approval for change of use of Plot 2 from offices to 22 flats. See 21/0320 for Plot 1. See 20/0598 and 22/1936 (Non-Residential Commitments) for alternative employment development against which floorspace counted. Size: M
Whitley WH-R-0087/2 SU714701 0.36	1 Bennet Court Bennet Road RG2 0QX	21/0320 PRA Pegasus Group <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	Prior approval for change of use of Plot 1 from offices to 27 flats. See 21/0306 for Plot 2. See 20/0598 and 22/1936 (Non-Residential Commitments) for employment development against which floorspace counted. Size: M

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2025

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 24-25	Under Constr	Not Strtd	Total Outst		
Whitley WH-R-0089 SU722689 0.02	198 Whitley Wood Lane RG2 8PR	20/1641 FUL Mr Adrian Williams	New Build	1	1	1	0	0	0	Erection of new detached three bedroom house with associated parking. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	1	1	1	0	0	0	
Whitley WH-R-0090 SU725698 0.02	10 Foxhays Road RG2 8NP	23/1737 FUL Mr Shakilur Rahman	New Build	1	0	0	0	1	1	End of terrace 2 storey 3 bedroom dwelling. Size: S
			De/C/COU	0	0	0	0	0	0	
			NET	1	0	0	0	1	1	
Whitley WH-R-0091 SU721691 0.08	142 Whitley Wood Lane RG2 8PP	23/1793 FUL Whitley Wood Properties Ltd	New Build	3	0	0	0	3	3	Demolition of single-storey buildings and two-storey rear extensions, and two-storey side and rear extension to convert to 11 bedroom HMO and 3 ground floor commercial units, and two-storey new build to the rear for 3 x 2 Bed three person houses. Size: S
			De/C/COU	-1	0	0	0	-1	-1	
			NET	2	0	0	0	2	2	

7. SCHEDULE OF INDIVIDUAL ‘SOFT COMMITMENTS’

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2025

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress						Description of development and comments
			Perm	Comp Total	Comp 24-25	Under Constr	Not Strtd	Total Outst	
Abbey SU714736 1.36	Friar Street and Station Road	CR11a LOCPLAN	New Build De/C/COU NET	87 0 87					Allocated in Local Plan for 150-270 dwellings. Parts of site have been permitted or completed and appear in Hard and Soft Commitments this and in previous years, and figures show remainder. Size: L
Abbey SU713736 0.17	35-39 Friar Street RG1 1DX	22/0933 FUL Shaviram Group	New Build De/C/COU NET	103 0 103					Demolish existing and install basement and erect part 7, part 11 storey mixed use building comprising 103 upper floor residential units and Class E uses at part basement, part ground floor level plus landscaping and other works. Size: M
Abbey SU712736 0.37	Greyfriars Road Corner	CR11b LOCPLAN	New Build De/C/COU NET	140 0 140					Allocated in Local Plan for 90-140 dwellings, offices, retail and leisure. Size: M
Abbey SU716737 1.51	Brunel Arcade and Apex Plaza	CR11d LOCPLAN	New Build De/C/COU NET	380 0 380					Allocated in Local Plan for 250-380 dwellings, offices, retail and leisure. Size: L
Abbey SU710738 2.46	Cattle Market	CR12a LOCPLAN	New Build De/C/COU NET	490 0 490					Allocated in Local Plan for 330-490 dwellings and retail. Size: L
Abbey SU710737 3.02	Great Knollys Street and Weldale Street	CR12b LOCPLAN	New Build De/C/COU NET	38 0 38					Allocated in Local Plan for 280-510 dwellings and business uses. Parts of site permitted and in hard commitments (17/0326, 19/1086 and 20/1420). Figures here show remainder. Size: L
Abbey SU708734 1.15	Chatham Street, Eaton Place and Oxford Road	CR12c LOCPLAN	New Build De/C/COU NET	190 0 190					Allocated in Local Plan for 180-260 dwellings. Parts of site have been completed (150721) or permitted (210349), and figures show remainder. Size: L
Abbey SU712732 3.41	Hosier Street	CR12e LOCPLAN	New Build De/C/COU NET	750 0 750					Allocated in Local Plan for 500-750 dwellings, retail and leisure, new theatre. Size: L

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2025

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress						Description of development and comments
			Perm	Comp Total	Comp 24-25	Under Constr	Not Strtd	Total Outst	
Abbey SU720735 1.44	Reading Prison	CR13a LOCPLAN	New Build	0					Allocated in Local Plan for conversion to various uses, including residential for 65-90 dwellings. Size: L
			De/C/COU	90					
			NET	90					
Abbey SU716734 0.08	1-5 King Street	CR14f LOCPLAN	New Build	0					Allocated in Local Plan for change of use to 16-24 dwellings and town centre uses. Parts of site have been permitted and completed for alternative uses, and figures show remainder. Size: M
			De/C/COU	6					
			NET	6					
Battle SU699739 2.77	Part of former Battle Hospital Portman Road	WR3i LOCPLAN	New Build	29					Allocated in Local Plan for 160-240 dwellings. Most of site has been completed and figures show remainder. Size: L
			De/C/COU	0					
			NET	29					
Battle SU688740 0.22	784-794 Oxford Road	WR3k LOCPLAN	New Build	22					Allocated in Local Plan for 14-22 dwellings. Size: M
			De/C/COU	0					
			NET	22					
Battle SU688740 0.23	816 Oxford Road	WR3l LOCPLAN	New Build	20					Allocated in Local Plan for 13-20 dwellings. Size: M
			De/C/COU	0					
			NET	20					
Battle SU701734 0.19	Land to the rear of 303-315 Oxford Road RG30 1AU	21/1626 FUL First Avenue Estates Limited	New Build	13					Demolition of existing garage block and car repair garage and erection of flatted development comprising 13 apartments and E(g) office building together with parking, access and associated works. Size: M
			De/C/COU	0					
			NET	13					
Battle SU697736 0.08	Curzon Club, 362 Oxford Road RG30 1AQ	22/1345 OUT City Wide Serviced Apartments Ltd	New Build	30					Outline application for the demolition of existing buildings and erection of a building of up to five storeys containing 30 flats, ground floor retail space and associated parking, with landscaping reserved. Size: M
			De/C/COU	0					
			NET	30					
Cav. Heights SU705751 0.33	Rear of 1-3 Woodcote Road and 21 St Peter's Hill Caversham	CA1f LOCPLAN	New Build	12					Allocated in Local Plan for 8-12 dwellings. Size: M
			De/C/COU	0					
			NET	12					

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2025

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress						Description of development and comments
			Perm	Comp Total	Comp 24-25	Under Constr	Not Strtd	Total Outst	
Coley SU708729 0.44	Yeomanry House Castle Hill	WR3e LOCPLAN	New Build De/C/COU NET	0 0 0					Allocated in Local Plan for conversion to 10-14 dwellings. Same site as 19/0629 in Non-Residential Commitments (soft commitments). Figures zero here to avoid double counting. Size: M
Coley SU710726 0.06	4 Berkeley Avenue	WR3f LOCPLAN	New Build De/C/COU NET	14 0 14					Allocated in Local Plan for 10-14 dwellings. Size: M
Coley SU705733 0.30	221-221 Oxford Road, 10 & r/o 8 Prospect Street	WR3g LOCPLAN	New Build De/C/COU NET	10 0 10					Allocated in Local Plan for residential development (6-10 dwellings) with district centre uses on ground floor. Parts of site completed, figures show remainder. Size: M
Emmer Green SU730758 0.93	Land at Lowfield Road Caversham	CA1c LOCPLAN	New Build De/C/COU NET	36 0 36					Allocated in Local Plan for 24-36 dwellings. Size: M
Emmer Green SU730759 0.87	200-214 Henley Rd, 12-24 All Hallows Rd & 4, 7 and 8 Copse Avenue Caversham	CA1d LOCPLAN	New Build De/C/COU NET	23 0 23					Allocated in Local Plan for 17-25 dwellings. 18/1306 completed for 2 dwellings at 4 Copse Avenue, figures here show remainder. Size: M
Emmer Green SU733756 0.37	R/o 13-14a Hawthorne Rd and 282-292 Henley Road Caversham	CA1e LOCPLAN	New Build De/C/COU NET	12 0 12					Allocated in Local Plan for 9-13 dwellings. 19/0592 in hard commitments is for one dwelling at 292 Henley Road, figures show remainder. Size: M
Emmer Green SU724762 37.70	Caversham Park Peppard Road Caversham RG4 8TZ	22/0409 FUL Beechcroft Developments Ltd	New Build De/C/COU NET	72 0 72					Assisted living through conversion of Caversham Park House, erect care home, age-restricted retirement dwellings, affordable housing and refurbishment/extension of pavilion, sports provision of 2 croquet lawns & 2 bowling greens and other works Size: L
Katesgrove SU718729 0.15	Enterprise House, 89-97 London Street	CR14i LOCPLAN	New Build De/C/COU NET	0 12 12					Allocated in Local Plan for change of use from office to residential (8 12 dwellings). Size: M

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2025

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant		Build Type and Progress						Description of development and comments
				Perm	Comp	Comp	Under	Not	Total	
					Total	24-25	Constr	Strtd	Outst	
Katesgrove SU717728 0.08	Corner of Crown Street and Southampton Street	CR14j	LOCPLAN	New Build De/C/COU NET	19 0 19					Allocated in Local Plan for 13-19 dwellings. Size: M
Katesgrove SU716717 5.38	South of Elgar Road	SR3	LOCPLAN	New Build De/C/COU NET	500 0 500					Allocated in Local Plan for residential development with potential supporting community uses. Size: L
Katesgrove SU714723 1.29	Pulleyn Park Rose Kiln Lane	SR4a	LOCPLAN	New Build De/C/COU NET	100 0 100					Allocated in Local Plan for 70-100 dwellings. Size: L
Katesgrove SU718714 0.80	169-173 Basingstoke Road	SR4c	LOCPLAN	New Build De/C/COU NET	80 0 80					Allocated in Local Plan for 50-80 dwellings. Size: M
Katesgrove SU718727 0.14	40 Silver Street RG1 2ST	20/1766	FUL Silver Street Developments Ltd	New Build De/C/COU NET	23 0 23					Erection of 4 storey building to provide 23 private rental homes with associated communal facilities, surface parking, access and landscaping works. Size: M
Kentwood SU672753 0.33	Charters Car Sales Oxford Road Tilehurst	WR3r	LOCPLAN	New Build De/C/COU NET	18 0 18					Allocated in Local Plan for 12-18 dwellings. Size: M
Kentwood SU672742 1.43	Land at Kentwood Hill Tilehurst	WR3s	LOCPLAN	New Build De/C/COU NET	62 0 62					Allocated in Local Plan for 41-62 dwellings. Size: M
Kentwood SU671743 0.45	Land at Armour Hill Tilehurst	WR3t	LOCPLAN	New Build De/C/COU NET	18 0 18					Allocated in Local Plan for 12-18 dwellings. Size: M

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2025

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress						Description of development and comments
			Perm	Comp Total	Comp 24-25	Under Constr	Not Strtd	Total Outst	
Park SU737724 0.35	Hamilton Centre Bulmershe Road	ER1f LOCPLAN	New Build De/C/COU NET	0 0 0					Allocated in Local Plan for 13-19 dwellings. Superseded by 19/1634 for completed development for SEN College. Size: M
Park SU733733 0.16	261-275 London Road	ER1i LOCPLAN	New Build De/C/COU NET	16 0 16					Allocated in Local Plan for 10-16 dwellings and town centre uses. Size: M
Park SU740725 0.15	131 Wokingham Road	ER1k LOCPLAN	New Build De/C/COU NET	12 0 12					Allocated in Local Plan for 8-12 dwellings and retail use. Size: M
Redlands SU723716 0.25	19 Newcastle Road RG2 7TN	23/0974 FUL Brett Property Developments Ltd	New Build De/C/COU NET	9 -1 8					Proposed demolition of no. 19 Newcastle Road and erection of 9 new dwellings with associated landscaping and parking on land to rear of no.s 17-29 Newcastle Road Size: S
Redlands SU723717 0.47	Rear of 3-29 Newcastle Road	SR1b LOCPLAN	New Build De/C/COU NET	18 0 18					Allocated in Local Plan for 18-27 dwellings. See 23/0974 for application with resolution to grant permission for 19-27 Newcastle Road, remainder shown here. Size: M
Redlands SU725729 0.33	Dingley House, 3-5 Craven Road	ER1b LOCPLAN	New Build De/C/COU NET	7 15 22					Allocated in Local Plan for change of use and additional development for 15-22 dwellings. Size: M
Redlands SU724726 0.74	Land rear of 8-26 Redlands Road	ER1c LOCPLAN	New Build De/C/COU NET	20 0 20					Allocated in Local Plan for 12-20 dwellings or student accommodation. Size: M
Redlands SU724724 0.43	Land adjacent to 40 Redlands Road	ER1d LOCPLAN	New Build De/C/COU NET	35 0 35					Allocated in Local Plan for 23-35 dwellings. Size: M

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2025

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress						Description of development and comments
			Perm	Comp Total	Comp 24-25	Under Constr	Not Strtd	Total Outst	
Thames SU714740 6.71	North of Station	CR11e LOCPLAN	New Build De/C/COU NET	340 0 340					Allocated in Local Plan for 640-960 dwellings, offices, retail and leisure, hotel. See 18/2252 and 20/0328 (Hard Commitments) for majority of site. Remainder shown here. Size: L
Thames SU712741 0.92	West of Caversham Road	CR11f LOCPLAN	New Build De/C/COU NET	55 0 55					Allocated in Local Plan for 75-115 dwellings. See 22/1324 for development of part of site, remainder shown here. Size: M
Thames SU715741 1.24	Riverside	CR11g LOCPLAN	New Build De/C/COU NET	161 0 161					Allocated in Local Plan for 250-370 dwellings, retail and leisure, potential offices. See 20/0188 (hard commitments) for part of site. Remainder shown here. Size: L
Thames SU720738 1.62	Napier Court Napier Road	CR11i LOCPLAN	New Build De/C/COU NET	310 0 310					Allocated in Local Plan for 210-310 dwellings. Size: L
Thames SU721737 6.99	Forbury Retail Park	CR13b LOCPLAN	New Build De/C/COU NET	1,075 0 1,075					Allocated in Local Plan for 1,230-1,840 dwellings and retail development. Parts of site have been completed and appear in hard commitments, and figures show remainder. Size: L
Thames SU724736 2.07	Kenavon Drive & Forbury Business Park	CR13c LOCPLAN	New Build De/C/COU NET	285 0 285					Allocated in Local Plan for 190-285 dwellings. Size: L
Thames SU725733 0.10	187-189 Kings Road	CR14k LOCPLAN	New Build De/C/COU NET	0 33 33					Allocated in Local Plan for change of use to residential (22-33 dwellings) or student accommodation. Size: M
Thames SU719740 0.50	Caversham Lock Island/Caversham Weir Thames Side	CR14m LOCPLAN	New Build De/C/COU NET	0 -1 -1					Allocated in Local Plan for leisure uses. Size: S

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2025

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Build Type and Progress						Description of development and comments
			Perm	Comp Total	Comp 24-25	Under Constr	Not Strtd	Total Outst	
Thames SU713746 0.56	Reading University Boat Club Thames Promenade Caversham	CA1a LOCPLAN	New Build	25					Allocated in Local Plan for 16-25 dwellings. Size: M
			De/C/COU	0					
			NET	25					
Thames SU709742 0.60	2 Ross Road and part of Meadow Road	WR3b LOCPLAN	New Build	60					Allocated in Local Plan for 39-60 dwellings. Size: M
			De/C/COU	0					
			NET	60					
Tilehurst SU665736 2.19	Park Lane Primary School, The Laurels & Downing Road Tilehurst	WR2 LOCPLAN	New Build	75					Allocated in Local Plan for new school and residential use, with addition residential on Downing Road Playing Field if justified under national policy (60-75 dwellings). Size: L
			De/C/COU	0					
			NET	75					
Whitley SU716708 13.69	Land North of Manor Farm Road	SR2 LOCPLAN	New Build	1,020					Allocated in Local Plan for mixed use development including residential and extension to Whitley District Centre. Size: L
			De/C/COU	0					
			NET	1,020					

Planning Section
Reading Borough Council
Civic Offices, Bridge Street

Reading

RG1 2LU

Tel: 0800 626540

[Planning Policy e-mail](#)

[Planning Policy website](#)



Reading
Borough Council
Working better with you