

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	260773
Site Address:	Station Hill, Reading, Berkshire
Expiry Date:	20 April 2026
Proposal: Consultation from Reading Borough Council for the following proposal Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112.	

CONSULTATION RESPONSES

Parish/Town Council	None received
Internal	WBC Drainage – No objections WBC Highways – No objections

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

The application lies approximately 1 mile west of Wokingham Borough Council's administrative boundaries, within the centre of Reading Town and adjacent to Reading Train Station.

The vertical encroachment of the two buildings, ranging between 15 and 24 stories, would likely result in some long-distance, oblique views of their form and massing from the Wokingham Borough, largely from the train line that runs parallel to the River Thames and Suttons Business Park, plus the A3290. Considering that views from these perspectives are already characterised by several other high-rise buildings within the locale of the application, it is not anticipated that the buildings would result in any notable visual impacts on the setting of the Wokingham Borough.

From a general Highway safety perspective, the application site's immediate proximity to Reading Train Station, and a variety of other transport options such as bus stops, would heavily encourage the use of alternative modes of transport to the motor car, which is supported from a sustainability perspective. WBC Highways commented on the Outline Application 192032 and concluded that whilst there would be a marginal change in traffic levels in the area, the increases would not impact

Wokingham's highway network. WBC Highways have confirmed under this consultation that their view is unaffected by the Reserved Matters application.

RECOMMENDATION

Following the appraisal of the application it is considered that the Local Planning Authority would not raise any objection to the proposal.
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Date:	16 April 2026
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Recommendation agreed by: (Authorised Officer)	
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HMM

Date:	17 April 2026
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