

Design & Access Statement on behalf of

LSP Lincoln Road SPV Ltd at

2 Lincoln Road Reading RG2 0EX

Project Ref 9232-23

Date. June 23

1.0.0. History

An application was made Ref. 991442 for the conversion of a single dwelling into 2 flats & conversion of garage into double garage including front extension.

Unfortunately there are no details attached to the application to ascertain the decision.

Since this application Planning Policies & permitted development rights have changed considerably.

1.1.0. The site & its surroundings

The site consists of a corner terraced property with a detached outbuilding which is not part of this application site.

The ground floor was originally a commercial premises, probably a corner shop with a flat above. It is not known when the ground floor was incorporated into the first floor to become one dwelling.

1.2.0. The Proposal

The proposal is to convert the dwelling into a 4no bedroom HMO with rear amenity space. Cycle & Bin storage.

The property is within the Area covered by the Article 4 direction & therefore formal planning consent will be required for the change of use from C3 to C4.

The planning merits will be discussed later within the statement.

1.3.0. The Design

The exterior of the property has been altered since the change of use from a retail unit to a dwelling. The shop front has been removed & domestic sash type windows have been installed leaving the fascia over.

The design of the interior has maintained good sized bedrooms all with en suites, a living room with separate kitchen & a further wc.

There is access to the rear garden which is quite private being the boundary wall which will be extended & incorporate a pedestrian gate.

A cycle store & bin storage is shown with a second access for bin collection.

A metal fence will be provided on the front elevation to provide defensible space from the public footpath.

1.4.0. The Amount

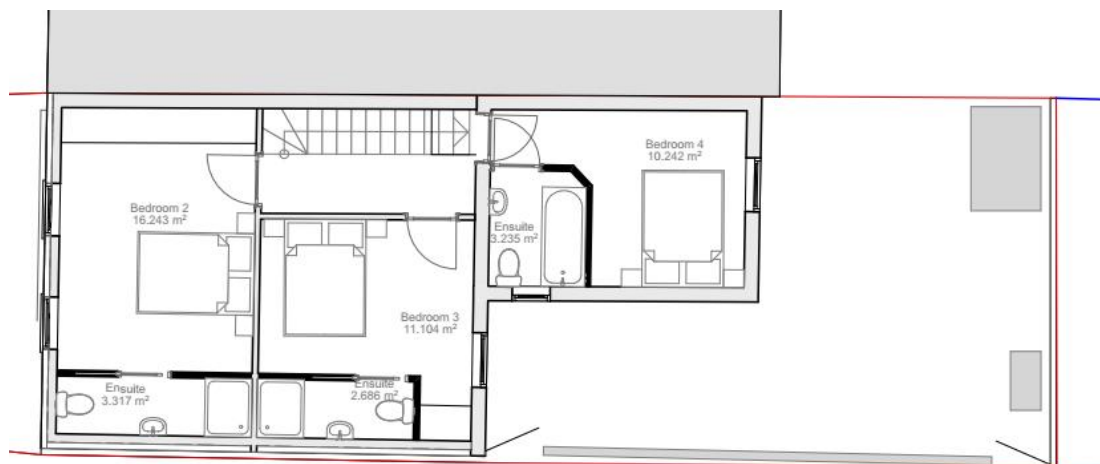
The proposal is to provide a four bedroom HMO. All bedrooms will be provided with en suite facilities. There will be a separate living room & kitchen with another separate WC. The HMO will be subject to a Licence from Reading Borough Council. The design complies with the space standards for HMO conversions.

1.5.0. The Layout

The conversion works very well within the building with no structural alterations required or extensions. This indicates that it is not an over development of the site.



Ground Floor



First floor

1.6.0. The Scale

Having regards to the amount of conversion there is no increase in the scale of the development from a visual point of view.

There is no living accommodation proposed on the first floor, only the ground floor. Therefore, noise disturbance from the occupants will be little different from a family house.

1.7.0. Landscaping

The rear garden will be paved rather than laid to grass as it is shaded & easy to maintain.

1.8.0. Appearance

The appearance of the building will not change

1.9.0. Policy

Residential Conversions Supplementary Planning Document Adopted March 2023

As the property is within the article 4 Direction restricting permitted change from C3 to C4, there is a criteria ;

The Policy states;

“Residential conversions have an important role to play in housing land supply in Reading and contributing to the provision of reasonably affordable rented accommodation. However, conversions, either individually or cumulatively, can have a harmful impact through unduly diluting mixed and sustainable communities.

There is therefore a need to identify what proportion of properties an area can accommodate as HMOs and what proportion of properties would represent a “significant loss of single family housing” which would result in “unduly diluting or harming an existing mixed and sustainable community”. 5.14 This proportion is defined as a ‘tipping point’, i.e. when the concentration of HMOs becomes over-dominant and the community is no longer considered to be mixed and sustainable. Some streets within the area covered by the Article 4 Direction have already exceeded this ‘tipping point’. In those areas, it is unlikely that further HMOs would be permitted. If properties in an HMO use are converted back to a single family use, it may be possible to start to redress the balance over time. However, residents that have lawfully converted their property prior to the Article 4 Direction coming into force will be entitled to continue to use their property as an HMO.

Defining the Tipping Point 5.15

It is difficult to identify precisely what constitutes a mixed and sustainable community. It is evident that areas with high concentrations of HMOs experience negative impacts on the sustainability of the communities (especially as perceived by permanent residents).

The definition of a tipping point must take into account historical data and a comparison of that data with current data and consideration of the impacts of the changes to the population.

The tipping level, or threshold, needs to be set significantly below the current levels of some hotspots of HMOs in these areas given that these are already considered to be severely suffering from the effects of a community that is no longer mixed and sustainable.

The threshold needs to recognise that many streets are already suffering severe impacts and are no longer considered to be balanced and sustainable, whilst also acknowledging the proximity of the university to the area covered by the HMO Article 4 Direction. 5.30 A threshold of 25% meets this balance. This level would fall well below these concentrated hotspot levels, but would be above the average level for each of the wards as identified in the 2011 Census data.

Implementing the Threshold 5.31 Having considered different radii, a 50m radius provides a fair and balanced area to create a meaningful sample size that will also respond to area specific concentrations. 5.32 The centre of the radius will be the front door of the property. A 50m radius will be drawn from this point and any properties or any part of a building falling within the radius will be taken into account in the assessment. If a part of a building falls within the radius and partly without, then the property will form a part of the assessment. 10 5.33 This approach provides a consistent method of identifying the area surrounding the application site affected by a concentration of HMOs. A radius of 50m defined in this way, will almost always include the immediate neighbours to the application site and will typically include some properties on nearby streets. 5.34 Where the radius includes properties that are within Reading Borough's administrative boundaries but outside the area covered by the Article 4 Direction, they will be taken into account in the assessment

The map on the following page indicates the application site & a 50m radius.

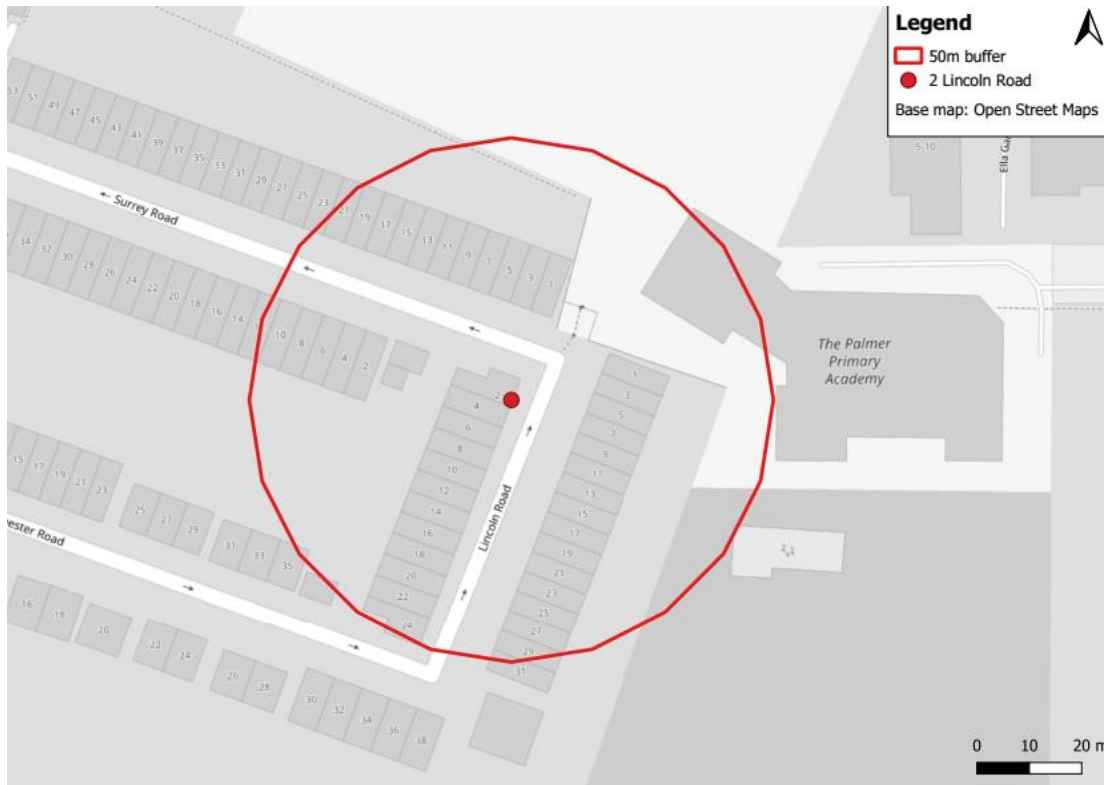
Within this 50m radius there are 42 properties including 2 Lincoln Road.

From the HMO Landlord licence public register there are 5 registered HMO houses.

This equates to 12% which is half the maximum density set by Reading Borough Council.

Therefore this application passes this criteria.

Another point in its favour is that the property was originally a commercial premises with a flat over & it is a corner plot on a bigger footprint.



8, Lincoln Road, Reading, RG2 0EX

Berkshire Properties Ltd

02/08/2018 - 01/08/2023

6, Lincoln Road, Reading, RG2 0EX

Berkshire Properties Ltd

09/09/2018 - 08/09/2023

4, Lincoln Road, Reading, RG2 0EX

Antonio Caniparoli

11/11/2019 - 10/11/2024

1, Lincoln Road, Reading, RG2 0EX

Bhupinder Panesar

05/03/2020 - 04/03/2025

7, Lincoln Road, Reading, RG2 0EX

Paul Fenton

19/11/2022 - 18/11/2027

1.10.0 Access

Access to the building is convenient & safe for all the intended occupants.

Bin storage will be provided as shown on the site plan.

Cycle storage will be provided as shown on the site plan.

1.11.0. Flooding

The site is not in or close to flood zones 2 or 3.

1.12.0. Transport/ Parking Policy

As a 3 bed dwelling the requirement for parking is 2 parking spaces

The parking requirements for a 4 bed HMO is 1 parking space.

There is no off-street parking proposed as the rear garden is better used for amenity.

The property is located close to the main Basingstoke Road, close to local amenities & bus routes into Reading Town Centre.



1.13.0. Conclusion

- The conversion of this property from C3 three bedroom dwelling to a 4 bedroom HMO passes the threshold requirements, there only being 12% HMOs within the 50m radius.
- The HMO conversion proposed is not intensive & will comply with Reading Borough Council's HMO standards. A licence will be obtained for the use.