

**Change of use of existing dwelling user class 3
To House of Multiple Occupation user class 4**

For Izvorski Ltd.

Planning Statement

Site Location and Description

This planning statement has been prepared in support of a planning application for the change of use of an existing property. The property was a dwelling class 3 and is proposed to being used as a House of Multiple Occupation class 4 for a small HMO. The HMO consists of up to 4 rooms being let out to professionals or students attending Reading University.

This is a new application as planning permission is required for such a change of use due to the Article 4 Directive in the University of Reading area.

There are no plans to extend or alter the footprint of the property and the floor plans are already presented. According to the plans the rooms are as follows:

Ground floor has a room to the front, which is used as a bedroom, a hallway leading to the living/dining room which leads to the kitchen. There is a shower room and a separate toilet which are accessible from the hallway.

The first floor has a landing with three bedrooms, one of which at the front of the property has an ensuite, and a spacious bathroom for use by the occupants of the other two bedrooms.

The front and rear gardens are available to all occupants.

The property meets the requirements for room sizes and amount of living space and washrooms for the level of accommodation being undertaken. There are sufficient washroom and kitchen facilities in compliance with the council's HMO department requirements for the minimum number of each respective facility.

Access

The property is on Spring Terrace, which is in walking distance from Whitley Street, a major local Centre identified within the Reading Borough Council adopted strategy. Therefore, the property is very close to shops, restaurants, food takeaways, chemists, post office and dental surgery on Whitley Street. It is a short walk from the main Reading Town Centre and to the University of Reading Campus.

There is a very good bus service running on Whitley Street to the town centre, train station and beyond, where the routes are operated by Reading Transport.

Spring Terrace is a very quiet walk with no access for vehicles. The only approach for vehicles is by Charndon Close, which provides some street parking. There is also a parking facility on the back of the property towards Whitley Street with short-term parking only during the day and overnight parking from 6.00 pm to 8.00 am. As there is no direct vehicle access, no off-street parking and to encourage less vehicle movement, cycling is encouraged wherever

possible. There is space to accommodate bins and bicycles in the rear garden with direct access to the parking lot behind the property.

Unit Calculations

Reading Borough Council has introduced Policy H8: *“Additionally, in areas covered by an Article 4 direction that restricts changes of use from Class C3 to Class C4: Planning permission will not normally be granted where the proportion of HMOs (either C4 or sui generis) will result in HMOs representing 25% or more of the residential properties within a circle of 50m radius measured from the application site.”*

The Block plan, attached below, shows that 33 properties including the application dwelling, come within the 50.0 m radius, allowing for a total of 8.25 properties, rounded to 8, that should be accepted as HMOs if they are not already. The HMO register for 2023 available on the council website currently has one property that lays within the 50.0 m radius, which is on Essex Street, marked in red on the map below, together with the application property on Spring Terrace. Based on local knowledge of Spring Terrace, there are no other unregistered HMOs there.

It is anticipated that potentially there will be 2 properties, one already registered HMO + the application dwelling = 2 in total, and that the percentage would remain below the 25% threshold if the application is allowed.

Appearance and Scale

The existing building is not being extended further and will be retained without affecting the external appearance and will therefore not compromise the street scene or the terrace run of properties on Spring Terrace. For further refence please refer to the floor plans provided which are drawn to scale.

The use of the property is consistent with policy DM:8 of Reading Borough Council as the rooms are comfortably proportioned and there is no contrived arrangement being made to achieve any of the requirements. Rooms are not being reallocated as part of the building apart from converting one of the reception rooms into a bedroom on the ground floor, which is directly below a bedroom on the first floor. The building form is not compromised, and the character remains unchanged. Bins and cycle storage are provided in the rear garden of the property.

The proposal to have the property accepted as a House of Multiple Occupation meets the requirements for a 4-bedroom facility that provides a service to the local area where

accommodation is available for students and professionals, and which is in close proximity to the Major Local Centre of Reading.

Block Plan

