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PLANNING STATEMENT

in respect of an existing 6-bedroom HMO at

27 St Bartholomew's Road, Reading, Berkshire RG1 3QA

1. ENVIRONS

27 St Bartholomew's Road, Reading ['No.27'], is a terraced house situated in a row of similar houses on the western side of St Bartholomew's Road, which links Wokingham Road, (classified as the A329) and London Road (classified as the A4). The A329 provides a vehicular and bus route between Wokingham to the south-east and Central Reading to the west, while the A4 provides a similar route to also to Central Reading, and to Earley, Woodley and all destinations east of Reading. The site is opposite Palmer Park on the eastern side of St Bartholomew's Road, and is within a short cycling distance from the commercial shops further south along Wokingham Road, from Reading town centre itself, and from Royal Berkshire Hospital and various commercial, social and religious establishments in east Reading and Woodley. It is within walking distance of the commercial premises around Cemetery Junction, where the A329 and A4 meet.

The immediate area around the site is predominantly residential in nature with similar dwellings built around 1920 consisting of two-storey terraced and semi-detached dwellinghouses of traditional construction, usually with facing brick walls surmounted by timber-framed pitched tiled roofs. Some of these houses, including No.27, are used as HMOs providing domestic accommodation generally for students attending nearby Reading University, but also serving professional residents.

All houses in St Bartholomew's Road, including No.27 and its immediate neighbours, have the benefit of private rear gardens, and all are separated from that thoroughfare by front gardens. Most of the rear gardens of these houses abut Reading Old Cemetery.

2. THE SITE

No.27 was originally a two-storey terraced Class C3 dwellinghouse similar to its neighbours, but has been enlarged by the construction of a loft conversion with a rear dormer. Along with the neighbouring conjoined houses it also has an original two storey outrigger of similar construction as the main part of the house and projecting into the rear garden.

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3. CURRENT APPLICATION

It is proposed to create a small Class C4 6-bedroom HMO, each bedroom served by its own en suite sanitary facilities. In August 2021 prior approval was obtained for a single-storey rear extension, council's ref: 211130, and the works have been commenced, but are generally incomplete. The extensions will enlarge the available accommodation, further improving accommodation for the proposed HMO.

The property is NOT within the nearby Article 4 area that specifically requires such a change of use to be subject to planning control. Such a change of use is therefore allowable as Class L Permitted Development under the Town & Country Planning (General Permitted Development)(England) Order 2015 [GPDO] as amended, without requiring a formal application for planning consent.

The applicant is seeking a Certificate of Lawful Development to formalise the future conversion of this C3 family dwellinghouse into a six-person C4 small HMO.

January 2023