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PLANNING STATEMENT

in respect of the existing 7-bedroom HMO at

3 Palmer Park Avenue, Reading, Berkshire RG6 1DN

1. ENVIRONS

3 Palmer Park Avenue, Reading ['No.3'], is situated within a terrace of houses on the southern side of Palmer Park Avenue, an unclassified road between Wokingham Road to the west and Culver Lane to the east.

Disregarding the commercial properties in Wokingham Road, the immediate area is almost totally residential in nature with dwellings built around 1920 consisting originally of similar two-storey terraced houses of traditional construction, usually with facing brick walls surmounted by timber-framed pitched tiled roofs. Latterly the lofts to many of these houses, including No.3, have been converted to habitable use incorporating rear dormers. Many of the houses are used as small C4 HMOs providing accommodation generally for students attending nearby Reading University.

All houses in Palmer Park Avenue, including No.3 and its immediate neighbours, have the benefit of private rear gardens, and all are separated from Palmer Park Avenue by modest front gardens.

2. THE SITE

The terraced house at No.3, originally with two storeys and facing brick walls surmounted by a timber-framed pitched tiled front roof, is joined to the neighbouring No.2 Palmer Park Avenue ['No.2'] to the west, and to No.4 Palmer Park Avenue ['No.4'] to the east. The loft at No.4 has been converted to habitable use but with no dormers. Originally the house at No.3 would have had two storeys, with a part single- part two-storey rear outrigger of similar construction as the main part of the house and projecting into the rear garden.

The rear gardens of all three houses abut those on the northern side of Grange Avenue, while the entire length of the northern side of Palmer Park Road is occupied by the eponymous Palmer Park itself.

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3. HISTORY

In 2009 the loft at No.3 was converted to habitable use, a single-storey rear extension was constructed, and internal alterations were carried out to convert what was previously a single family dwellinghouse into a seven-bedroom HMO. The works were finally completed in February 2010, but it was occupied in November 2009 and it has been continuously used as such to the present day, its seven bedrooms being registered with the local planning authority's Environmental Health department.

4. CURRENT APPLICATION

The applicant is seeking a retroactive Certificate of Lawful Development.

The property has been occupied continuously as a *sui generis* HMO since the building was occupied in 2008, and tenants have been responsible for all utility bills and council taxes. However, due to data protection requirements, these authorities are unable to lawfully provide corroborative documentation but, accompanying the application are copies of the relevant tenancy agreements covering the full period to unequivocally demonstrate that the property has been continuously used as a seven-bedroom *sui generis* HMO for over 10 years.

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