

Document highlighting the number of HMOs within a 50m radius of 38 Basingstoke Road

Using the 'Residential Conversions Supplementary Planning Document, Adopted November 2013', It has been possible to test the threshold of how many HMOs are within a certain area to ensure there is a suitable mix of use to preserve the community. The document determines that no more than 25% of properties within a 50m radius should be HMOs. It indicates that the front door of a property is the centre of the radius, and any part of a building that falls into this radius will be taken into assessment.

Table 1 lists all properties that fall within 50m of the front door of 38 Basingstoke Road. Each address has been checked against the 'Register of HMO Licenses' found on <https://www.reading.gov.uk/housing/private-renting/houses-in-multiple-occupation-hmos/>. Each address has also been check for any planning permission activity.

Table 1		
All Address within 50m of 38 Basingstoke Road		
Address:	Licensed HMO on register:	Any Planning Permission:
22 Basingstoke Road	Not on register	
24	Mr Zahid Hussain 6 bed 2019	
26	Not on register	
28	Not on register	
30	Not on register	
32	Not on register	
34	Not on register	
36	Mrs Manaswini Flora 6 2020	
38	Not on register	
40	Not on register	
42	Mr Tarjinder Ghatahora 6 2017	Rear extension
44	Mr Duncan Carpenter 60 2018	COL HMO 2010 & 2 Flats 2010
46	Not on register	
48	Not on register	
50	Not on register	
52	Not on register	Rear extension
54	Not on register	Rear extension
1 Swainstone Road	Not on register	
2	Not on register	

3	Not on register	
4	Not on register	
5	Berkshire Properties 6 2018	
6	Not on register	
7	Not on register	
8	Not on register	
9	Not on register	
10	Not on register	
12	Not on register	

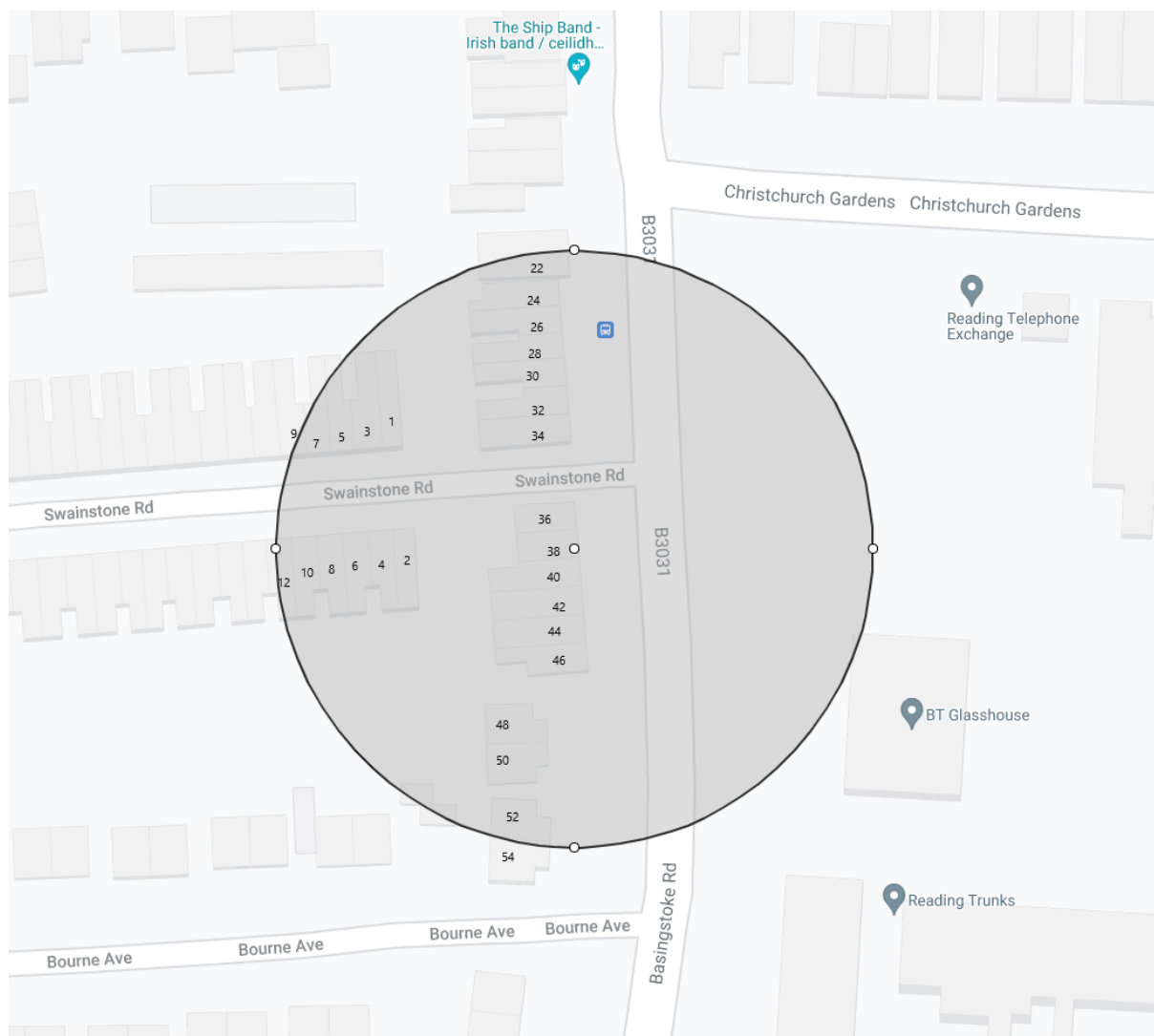
Findings:

Number of Licensed HMOs within 50m of centre of property: **5**

Number of properties within 50m of centre of property: **28**

Percentage HMOs: **17.9%**

The 17.9% of HMOs falls below the maximum 25% allowed within a 50m radius. Therefore granting planning permission and subsequently obtaining an HMO license will not have a detrimental affect on the balance of usage of properties within the community. The figure below shows the 28 addresses within 50m of 38 Basingstoke Road.



Further assessment

In order to further stress test the proportion of HMOs within the area, the above exercise was conducted on additional properties within the area.

50m radii have been chosen with centre at the 4 corners of 38 Basingstoke Road's site. This adds 17 properties to the calculation.



Findings:

Number of registered Licensed HMOs within 50m of centre of property: 6

Number of properties within 50m of centre of property: 45

Percentage HMOs: 13.3%

Given the extremely low density of HMOs surrounding 38 Basingstoke Road, it seems that the property being granted planning permission for an HMO would not have a negative effect on the community.

Additional Properties within 50m of 38 Basingstoke Road's site		
11 Swainstone Road	Not on register	
13 Swainstone Road	Not on register	
14	Not on register	
15	Not on register	
16	Not on register	
17	Not on register	
18	Not on register	
19	Not on register	
20	Not on register	
21	Mr Tarjinder Ghatahora 6 2018	
22	Not on register	
23	Not on register	
24	Not on register	
20 Basingstoke Road	Not on register	
2 Bourne Avenue	Not on register	
4 Bourne Avenue	Not on register	
6 Bourne Avenue	Not on register	