



# INVESTIGATION RECORD

|                                                           |                      |
|-----------------------------------------------------------|----------------------|
| SITE ADDRESS - 222 Oxford Road, Reading, RG30 1AB         |                      |
| AREA TEAM: West                                           | Ward: Battle         |
| DETAILS - Unauthorised change of use - to sui generis HMO |                      |
| DATE OF COMPLAINT - 25/04/2018                            | CASE NUMBER - E18078 |

## OBSERVATIONS

This case arises from a referral from the HMO team notifying us that an application for an HMO licence has been received for the above property.

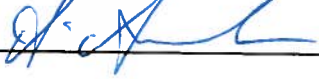
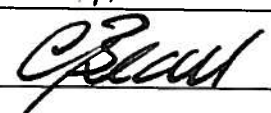
The investigation has established that the property has been in continual use as a thirteen person HMO for in excess of ten years with the first thirteen person HMO licence being granted in January 2008. However, following the passing of the previous owner the licence was revoked and as HMO licences are non-transferable the new owner has necessarily submitted an application for a new licence in their own name. Although no planning permission was granted for the use of the property as a large HMO, its use has now become lawful through the passage of time and therefore no breach of planning control has occurred.

## CONCLUSION

No breach.

## RECOMMENDATION

Close case.

|                         |                                                                                     |      |          |
|-------------------------|-------------------------------------------------------------------------------------|------|----------|
| ENFORCEMENT OFFICER     |  | DATE | 24.05.18 |
| PLANNING OFFICER        |  | DATE | 25/5/18  |
| OWNER INFORMED          | N/A                                                                                 | DATE | _____    |
| COMPLAINANT(S) INFORMED | N/A                                                                                 | DATE | _____    |
| TEAM LEADER             |  | DATE | 25/05/18 |