

Planning Statement

**50 Cressingham Road
Reading
RG2 7JR**

Alternation from a 9 person Sui-Generis HMO to a 10 person Sui-Generis HMO

16 April 2021

This statement has been prepared to support the full planning application for the proposal at 50 Cressingham Road to increase the number of people permitted to live in the property from 9 to 10.

No structural alterations have or will be made to the property which currently has a total permitted occupancy of the property defined in its Mandatory Licensing of Houses in Multiple Occupation Licence of 11 people.

Due to the size of the property and number of large en-suite double bedrooms it has been let to varying group sizes of between 9 and 11 people since the property was purchased in 2007.

There will be no change to the current use or visual appearance of the property and should be unaffected by national and local planning policies.

Site Context

50 Cressingham Road is located in the Church ward and is in the constituency of Reading East. The property has ten separate bedrooms and is currently used as an HMO let on a single assured shorthold tenancy to a group of ten people that share on-site facilities and amenities. The property has been let to consecutively to groups of ten since 2016.

The property is not listed.

The existing building comprises of two storeys. The front elevation is finished with a red stock brick skirting and white pebble dash rendering above.

Access to the property is provided from Cressingham Road.

Internally, the building is set out with a very large living room, kitchen and separate laundry room on the ground floor, with five bedrooms on the ground floor and five on the first floor. Three of which are en-suite double bedrooms and the property benefits from five complete bathrooms.

Please note that no structural alterations have or will be made to the property.

Planning History

In 1997-1998 the property benefited from a extensive refurbishment, large ground floor extension, loft conversion, new garage and garden store room.

On 9 September 2020 a Certificate of Lawfulness for the existing use of the property as a 9 person / 9 bedroom Sui-Generis House in Multiple Occupation was granted. While we applied for ten people, the Certificate of Lawfulness had to be limited to nine as in years past the property had been let to nine people with one of the Tenants using two of the smaller bedrooms in a bedroom/study arrangement.