



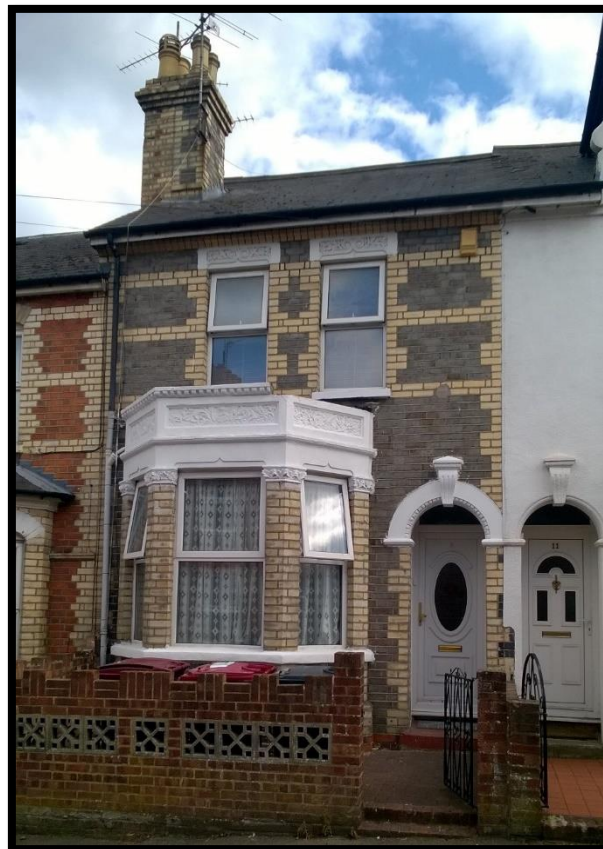
9 West Hill, Reading, RG1 2PN

**Proposed change of use from a C3 dwellinghouse to a 7 person large Sui
Generis HMO**

Planning Statement

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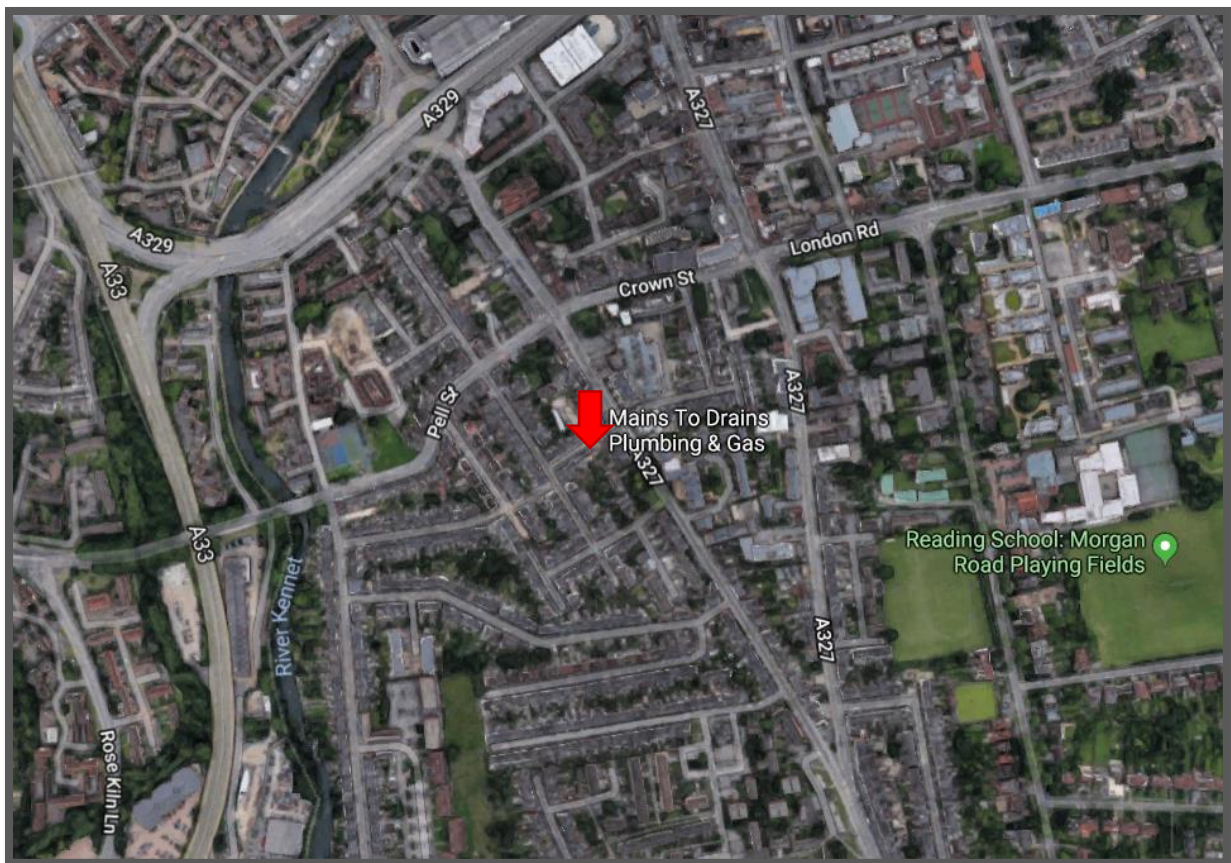
1. Introduction

1.1. Preface

This design statement has been prepared in support of a full application for change of use of the existing dwellinghouse to a 7 person large Sui Generis HMO.

The following statement covers the subject and information required for submission as set National Planning Policy Framework and Reading Borough Council guidelines. This document will outline the application site history and the design strategy for the proposed development. It should be read in conjunction with the submitted drawings.

1.2. Site Location



1. Aerial photograph





2. Bird's eye photograph

The application site is located on West Hill within the Article 4 Direction Area in the central part of Reading, approximately 400m from the strict town centre. The site is occupied by a traditional 7 bedroom Victorian mid-terraced house and a small storage in the back garden. The application site constitutes about 128.0m² area, with the host dwelling's footprint of approximately 61.0m² and the internal floorspace is approximately 183.0m².

2. Appraisal - Background

The proposed site is situated within the settlement boundary of Reading and the surrounding area comprises mid to late Victorian dwellings, mainly focused on Southampton Street, Sherman Road, Hill Street or Pell Street. West Hill is generally, a fully built up urban area composed of continuous frontages of 2 storey Victorian terraced buildings with short, paved front gardens to the front, low brick walls and fairly long and narrow rear gardens. The nearest public open space is about 200.0m from the application site, Katesgrove Playground and River Kennet walk to the west, available to younger and older residents for recreation.

A number of the surrounding dwellings have been converted into flats and HMO's, as a result of market demand in the area for such units. The proposal's building is currently used as a single seven bedrooms dwelling. The site includes a considerable rear garden area of about 65.0m² and is occupied by a appropriately extended terrace building, in size and purpose that suits its surroundings. The dwelling's reasonable scale and appropriate situation can be demonstrated by the functionality of the site, providing adequate car parking, bin/bike storage, facilities and operation without nuisance or disturbance to the surrounding dwellings. There is significant existing area of amenity space to the rear. In general, all these features contribute to a site appropriate for residential HMO use.



3. Design Statement

3.1. General concept

The overall aim of the proposal is to make efficient use of the existing site and its assets, help to resolve borough's existing housing issues and meet the housing target for housing through the above proposal. The application property is characterized with a very sustainable location and the proposed development itself would improve the character and vitality of the area and quality of the environment.

3.2. Transport and access

The proposed site is located in the central point of West Hill, which is situated between the main road A329 to the north, Southampton Street (A327) to the east and A33 to the west leading to Basingstoke. No. 9 West Hill benefits from an extensive bus service including routes 5, 6, 7, 11 with frequent links to Reading Town Centre, Whitley Wood to the south, Coley Park to the west and Swallowfield. Reading University Campus is within walking distance (20min walk) or accessible by public transport (line 21 from Kendrick Rd).

The application dwelling's close vicinity to Reading Town Centre provides vehicle access to the A329, A33 & A4 and links with the M4 towards the east to London and Wales to the west. The broad road networks around the site also provide huge choice and possibilities of cycle routes and walking paths in and around the area, from local amenities on Southampton Street and Crown Street to Reading Town Centre, which include wider range of services within 5 min walk.

3.3. Appearance and Character

No external changes to the appearance or fenestration of the existing building are proposed and the proposed change of use would not involve any impact on the internal layout of the property.

The host dwelling, rear and front garden is proposed to be adjusted for the standards required by Residential Conversions Supplementary Planning Document - Conversion Of Properties To Self-Contained Flats Or For Multiple Occupation (Adopted November 2013).

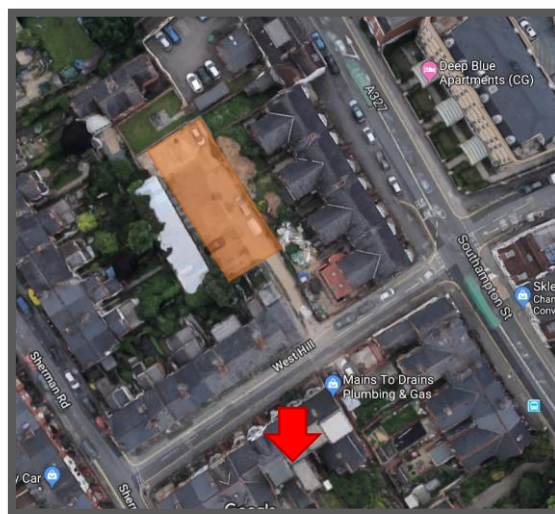




3. External appearance to be retained.

3.4. Parking

The site itself does not include any parking spaces, however minimum two parking spaces will be through lease agreement with the owner of private car park to the rear of no. 2 West Hill (in accordance with the Reading Parking Standards study, which requires minimum of 0.25 space per bedroom). It is accepted that no road parking permits are to be granted for this planning application. The application dwelling's location also benefits from a very sustainable situation for public transport services and walking/cycling to all local amenities. It can be found in more detail in the appraisal above the various transport options available to the proposed tenants at the site.



4. Location of the proposed parking spaces (orange rectangle)



3.5. Cycle storage

It is proposed to provide a larger bike storage to the rear of the property. This will allow for secure and covered storage for up to 7 bicycles on two racks, in accordance with the Councils Parking Standards and Design SPD. The garden would be linked with the rear footpath, providing a direct access to the West Hill from the back of the property.



5. Proposed bike storage shed design

3.6. Waste storage and collection

The bin store would be located to the front of the application property and would be maintained and operated by the management company. Reading Borough Councils existing collection service removes the waste from the site. Communal waste is taken out by the management company and the resident's personal waste is taken to the bin store by themselves. The waste storage would be mostly screened by the existing 1.5m high brickwall and the distance to the bin store would be in accordance with the Council's standards.

3.7. Private and public amenity spaces

There is an existing significant 65.0m² of green space to the rear of the property, that will allow to commence all necessary garden activities. Along with amenity space at the property, the site is within a walking distance from the River Kennet or Katesgrove Playground, which includes various recreational areas.



3.8. Community safety

West Hill and the surrounding area is considered as a well-lit residential road. Access to the property is found via a locked front gate, and the building's entrance is through locked front door. Within the property each bedsit has a locked door, so two levels of security are in place. The private car park to the rear of no. 2 West Hill has a 2.0m high security gate. The bike storage in the back garden is lockable and the access is through a secure, locked door within the rear fence.

3.9. Use and amount

The proposed application is for planning permission for a 7 person HMO, which would replace the existing very large single dwelling. The proposed scheme is a result of analysis of the residential density in the surrounding area, where can be found a similar scale of HMOs within similar terraced properties. No. 211 Southampton Street has a permission for 6 bedroom HMO (planning approval under reference 161701), no. 213 Southampton Street includes 5 bedroom HMO (CLUE approved under reference 141005) or building no. 217 Southampton Street which comprises 5 bedroom HMO with one flat (planning application approved under reference 140159 or finally no. 2 Pell Street, which includes 5 bed HMO (approved under reference 120665).

It is useful to note that recently Reading Borough Council has approved applications very similar in use and intensification to the proposed. Accordingly with the Threshold Guidance, the proposed application would not exceed beyond the max. 25% of HMOs or more of the residential properties within a circle of 50.0m radius measured from the application site. The number of potential residents at the similar sites varies between 5 to 7. The proposed application is materially similar in terms of the intensity to the HMOs within the area, therefore the proposal is considered to be most respectful to the amenity of neighbouring occupiers and the overall character of the surrounding area.

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