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Planning Policy Statement

in Support of the Change of Use from Class C3 to C4

Project Name: Crescent House

Project No: AA011

Client: Giorgi Chitidze

Property Address: 8 Crescent Road, RG1 5SP Reading

Project designer: Małgorzata Starzyńska-Grześ & Patryk Grześ

Date: 27/05/2024

Section 5 of the SPD for Residential Conversions

The proposed conversion from Use Class C3 to HMO Use Class C4 in Reading's Article 4 Area presents a viable solution to meet the growing demand for housing while respecting local planning policies and maintaining the integrity of the neighbourhood. The subject property is located directly opposite to the University College Technical buildings. The surrounding area is also situated within a number of different educational establishments, with the University of Reading being in close proximity. It can be suggested, that the conversion of the subject dwelling house to a small HMO will contribute positively to the local area, giving young people the opportunity to live and study in the area at an affordable cost. Of the total of 53 residential properties within the 50m radius, two (including this application) are HMO; a total of 4%.

General Check List (Set out in Residential conversions SPD)

Checklist 1 (H8, H9, CC8, EN1, EN3, EN4, H9, H10): No changes will be made to the external or internal features and layout of the dwelling house as part of this application. Please note that the HMO is proposed based on the proposed layout described in the previously approved planning application nr 240277.

Checklist 2 (CC8, H9, H10, EN1, EN3, EN4): There will be no reductions to the amenity spaces. The amenity spaces will be increased in accordance with the approved planning application nr 240277 and will allow a large communal space as well as additional Personal Washing Facilities and Sanitary Conveniences per HMO - MANAGEMENT PACK Information Sheet 11. Amenity spaces will be made available to all occupiers of the property. The communal kitchen is sized to house the necessary food storage, preparation and cooking facilities needed for up to 5-6 people. The proposed bedrooms are in accordance with the space requirements set in HMO - MANAGEMENT PACK Information Sheet 12.

Checklist 4 (CC8, H8): A proposal for conversion should not result in a dwellinghouse being located directly between two HMOs.

Checklist 6 (CC8, H8): All habitable rooms include openable windows or glazed terrace doors to allow natural ventilation and maximum provision of natural lighting.

Checklist 10 (CC8, H8): The proposed will provide appropriate 'stacking' of rooms of similar type where bedrooms will not be located above the kitchen/ living space. Where bathrooms are adjacent to bedrooms, appropriate sound insulation will be used to maximise privacy.

Checklist 11 (CC8, H8): All habitable rooms includes windows that open to allow natural ventilation and a maximum provision of natural lighting.

Checklist 14 (H8, TR5): There is an existing onsite parking provided for one car which will be retained as well as lockable bike storage for up to 4 bikes will be added at the front of the property.

Checklist 17 (TR5, CC8, H8): Lockable bike storage for up to 4 bikes will be located at the front of the property.

Checklist 18 (H8, H10, H11, EN1, EN4):

There are no changes to the existing refuse strategy; wheely bins will be located at the front of the property.