

Planning Statement

Full (Retrospective) Planning Application

Use of 33 Holberton Road, Whitley, Reading RG2 8NG as an 8-bedroom HMO (Sui Generis)



1. Introduction

This Planning Statement is submitted in support of a retrospective full planning application for the continued use of *33 Holberton Road, Whitley, Reading RG2 8NG* as an **8-bedroom House in Multiple Occupation (HMO)** falling within **Sui Generis** use class.

The property has an established history of residential use and has operated previously as a licensed HMO. The increase in occupancy to 8 bedrooms has prompted the need for retrospective planning permission, and this statement sets out the justification for the proposal in relation to local and national planning policy, as well as site-specific circumstances.

2. Site and Surroundings

- The application site comprises a **semi-detached dwelling** located on Holberton Road within the Whitley area of Reading.
- The property benefits from a previous **two-storey side extension and dormer top floor** which has enlarged the accommodation and improved the layout.
- The immediate area is **predominantly residential**, characterised by similar semi-detached dwellings, many of which have been subject to extensions or conversions.
- The property is well located in terms of **public transport**, with bus stops along **Northumberland Avenue** within a 5-minute walk, providing direct services into Reading town centre and surrounding employment hubs.
- A range of **local shops and services** are also within 5 minutes' walking distance along Northumberland Avenue, supporting a sustainable residential environment.

3. Planning History

- The property has a history of HMO use with previous licensing issued under the Housing Act 2004.
- Extensions and alterations carried out previously have been regularised through earlier planning consents, creating sufficient internal floorspace for multiple occupancy.
- The current application regularises the increased occupancy level to 8 persons.

4. The Proposal

- The proposal seeks retrospective consent for the **continued use of the property as an 8-bedroom HMO (Sui Generis)**.
- The property provides:
 - **Eight bedrooms**, each meeting minimum room size requirements.
 - **Sufficient shared facilities** including communal kitchen/dining, living space, and sanitary provision.
 - **Two off-street car parking spaces** to the site frontage, in line with Reading Borough Council's **Parking Standards SPD (2011, revised)** which specifies **0.25 spaces per bedroom** (equating to 2 spaces for 8 bedrooms).
 - **Secure cycle parking provision**, to promote sustainable travel.

5. Planning Policy Context

National Planning Policy Framework (NPPF)

- Supports efficient use of existing housing stock and sustainable forms of development.
- Encourages development in accessible locations with good transport links and local services.

Reading Borough Local Plan (2019)

- **Policy H8 (Residential Conversions and HMOs)**: HMOs are supported where they provide acceptable living standards, do not harm the character of the area, and have adequate parking and amenity.
- **Policy CC7 (Design and the Public Realm)**: Ensures proposals integrate well with their context.
- **Policy TR3 (Parking Standards)**: Applies the SPD requirement of 0.25 spaces per bedroom for HMOs.

Reading Borough SPD: Residential Conversions (2013) & Parking Standards (2011, revised)

- Confirms standards for internal room sizes, shared amenities, and car parking ratios.

6. Assessment

Principle of Development

- The property is already in residential use and historically licensed as an HMO.
- The intensification to 8 bedrooms makes efficient use of existing housing stock and contributes to meeting housing needs in Reading.

Living Conditions & Amenity

- Each room meets or exceeds the minimum space standards (6.51 m2, and roof height.
- Adequate shared facilities are provided, ensuring a satisfactory living environment for occupiers.

- The garden provides **usable outdoor amenity space (532 sqm)**.

Parking & Highways

- Two off-street car parking spaces are provided, meeting the Council's SPD requirement (0.25 per bedroom).
- Secure cycle parking is also available, reducing reliance on private vehicles.
- The property's sustainable location—within 5 minutes' walk of frequent bus services and shops—minimises car dependency.

Character of the Area

- The external appearance of the property remains consistent with neighbouring dwellings.
- The modest increase in occupancy is not considered to harm the balance of the community or residential character of Holberton Road.

7. Conclusion

This retrospective planning application for an 8-bedroom HMO at *33 Holberton Road* demonstrates compliance with the NPPF, Reading Borough Local Plan policies, and relevant SPD guidance.

The proposal:

- Makes efficient use of existing housing stock.
- Provides adequate living standards and shared facilities.
- Offers sufficient off-street car parking (2 spaces) and cycle storage.
- Is located in a highly sustainable area, close to bus services and local shops.

On this basis, it is respectfully requested that the application be **supported by the case officer and approved** for the continued use of the property as an **8-bedroom HMO (Sui Generis)**.

Kind regards

Arch. Walid Omeir

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MASKAN Architectural and Planning Permission

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