

Legend

- application site
- family dwellings(private or rented) 49No Units
- registered HMO property - 0No Units
- converted to 2No flats - 2No
- Commercial unit with residential to upper floor - 0No units
- HMO other- 3No

Total number of properties = 55

Findings

- there are 55 properties within the 50m radius of and including the application site
- a review of the councils HMO register revealed that there were 0No that were a registered HMO shaded red within the 50m radius)
- A door to door survey was carried out in the morning of 27th July 2025 to establish how buildings were used.
- of these, the properties highlighted in yellow were found to being used as multiple occupancy (3No)
 - properties coloured grey were found to be split as annotated to flats or apartments

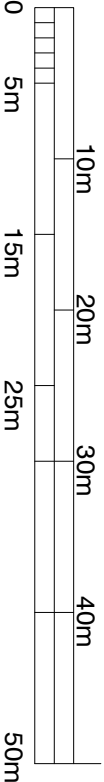
There were found to be 3No properties that were therefore already being used as multiple occupancies being those shaded yellow.

The inclusion of the application property would therefore bring the overall total to 4No, and therefore under the 25% maximum allowed of 13.75 no HMO's.



SITE PLAN1:500

RAMMURTI DESIGN LTD
ARCHITECTURAL & PLANNING SERVICES
268 TLEHURST ROAD, READING RG30 2NE
TEL/FAX:01189510628 MOB:07799883574



Proposed change of use of existing dwelling to a 4bedroom Home in Multiple Occupation - Planning permission withi the Article 4 area
at 122, Wykeham Road, Reading
for ----

BLOCK PLANS to show application site and status of use within 50.0m radius of application site

Scale: 1/500
Date: August 2025
WR122:002 Rev P1