

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/25/1653 Removal/variation of conditions

Address: 32 WAYLEN STREET, READING, RG1 7UR

Proposal: Change of use of small HMO (C4) to seven bedroom, seven person large HMO (Sui Generis) (amended) without complying with conditions 6 and 7 of planning permission PL/25/0960; conditions to be deleted (amended)

Applicant: The John Phillips Planning Consultancy

Received date: 18/11/2025

Target Decision date: 15/01/2026

Case Officer: Alison Amoah

1. SITE DESCRIPTION/BACKGROUND

The proposal site is a two storey (with loft conversion) end of terrace property currently in C4 small HMO use comprising 6 bedrooms across ground, first and loft floors. The approved scheme under PL/25/0960 is the change of use to a seven person large Sui Generis HMO.

2. PROPOSAL AND SUPPORTING INFORMATION

The applicant seeks to vary the permission through the deletion of conditions 6 and 7, which pertain to parking permits and are as set out as follows:

6. Prior to first occupation of the HMO hereby permitted, the Local Planning Authority shall be notified in writing of the full postal address of the property. Such notification shall be addressed to the Local Planning Authority quoting the planning application reference specified in this Decision Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

7. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the HMO accommodation hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

Information considered received 18th November 2025

- Drawing no: WS LOC, dated September 2025 – Location Plan
- Letter/Planning Statement, dated 18th November 2025, prepared by John Phillips Planning Consultancy

3. RELEVANT PLANNING HISTORY

PL/13/1026 - Change of use from Offices to House in Multiple Occupation – Approved 5/11/2013

PL/13/1665 - Change of use of 32 Waylen Street from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 4 bed house. Prior Notification under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). – Approved 20/1/2014

PL/13/1665 - Change of use of 32 Waylen Street from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 1 x 4 bed house. Prior Notification under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). – Approved 20/1/2014

PL/25/0960 - Change of use of small HMO (C4) to seven bedroom, seven person large HMO (Sui Generis) (amended) – Approved 24/1/2025

4. CONSULTATIONS

A site notice was erected on 15th December 2025. No further site visit was required. No letters of representation were received.



The following internal team was consulted:

Transport Development Control, RBC – No objection. Should permits be allowed by the Council's permit team these should be 2 for the whole property (not per lettable bedroom). It would be up to the administrators of the parking scheme, and in accordance with the rules and regulations, if this is permitted.

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2021

National Planning Guidance 2014 onwards

Reading Borough Local Plan (Adopted November 2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaption to Climate Change
CC5: Waste Minimisation and Storage
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H8: Residential Conversions
H10: Private and Communal Outdoor Space
TR5: Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents

Revised Parking Standards and Design (2011)
Residential Conversions (2023)
Sustainable Design and Construction SPD (2019)
Guide to Amenity Standards applicable to Houses in Multiple Occupation that require a Licence, RBC

7. APPRAISAL

As the change to the approved scheme under ref: PL/25/0960 relates only to the removal of conditions relating to parking permits the assessment is only with respect to transport matters.

Transport did not object to the proposed deletion of conditions 6 and 7 on the basis should permits be allowed by the Council's permit team these should be 2 for the whole property (not per lettable bedroom) and this is now explicit on the Council's website (updated 20/8/25), which states "*Houses of Multiple Occupation (HMO) will only be considered for 2 residents' permits for the whole property.*" <https://www.reading.gov.uk/vehicles-roads-and-transport/parking-permits/parking-permit-scheme/>

The applicant has advised that the property does currently benefit from the maximum 2 parking permits for a total of 6 residents. The increase of one additional occupant (from 6 to 7 persons) would, therefore, have no effect on the number of permits issued. The informative regarding no automatic entitlement to parking permits is retained as the scheme is administered by the Council's Parking Permit Team and they have specific criteria, which they apply. The deletion of conditions 6 and 7 would, therefore, have no differing effect compared to the original approved scheme, and is, therefore, acceptable in this instance.

8. CONCLUSION

The proposal to remove conditions 6 and 7 is considered acceptable.

9. RECOMMENDATION

Approve as permission PL/25/0960 with the deletion of conditions 6 and 7.