

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/1536 Full planning permission

Address: 63 DONNINGTON ROAD, READING, RG1 5NE

Proposal: Application for a change of use from Class C3 dwellinghouse to Class C4 House in Multiple Occupation. Single Storey Rear Extension.

Applicant: Mr Pal Sangra

Received date: 28/10/2025

Target Decision date: 26/01/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The site consists of a two storey, mid-terrace house on the eastern side of Donnington Road in a residential area. The road is characterised by long terrace dwellings on both sides of the road. There is on-street parking, but within a Residents Parking Permit Area Zone. There is a small front yard and long rear garden. The property is located within an Article 4 Area which removes permitted development rights to change from C3 to C4 small HMO. PD Rights have not been removed for other matters.

The house is being refurnished, with building works commenced on site. Planning permission has been already been granted at 63 Donnington Road for PL/25/0562 a proposed part single storey side and rear infill extension and a Certificate of Lawfulness PL/25/0563/CLP approved for a proposed L shape rear roof dormer, loft conversion, with front Velux windows under ref: PL/25/0563. Many of the properties along Donnington Road have been significantly extended at to the rear at ground floor level and many have rear roof extensions.

A large number of properties in this area, and in particular along Donnington Road, have been converted to Houses of Multiple Occupation, including the nearby 67 Donnington Road.

It is not a listed building, nor does it fall within a conservation area.

Site visit 6 January 2025



At the site visit it was established that works to build a ground floor extension had commenced on site and that the description of development should state 'part retrospective'.

2. PROPOSAL AND SUPPORTING INFORMATION

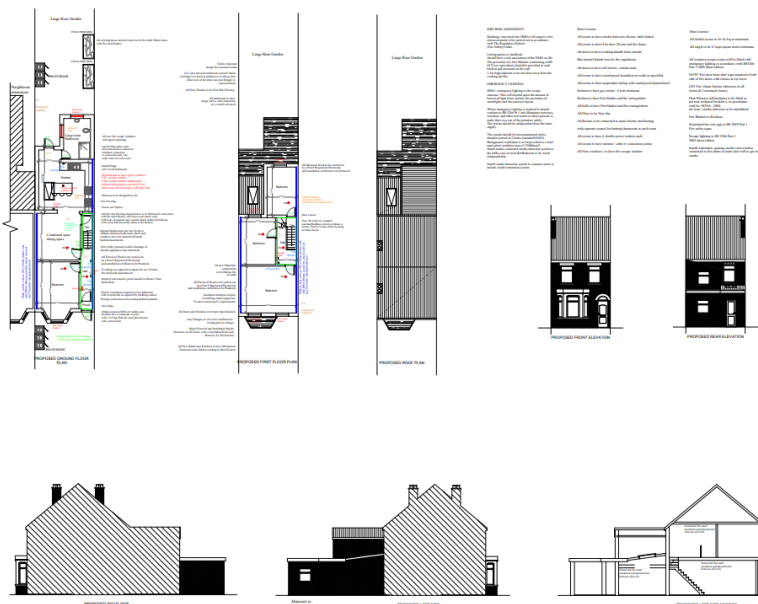
The proposal seeks to change the use of the property from a single family house (Class C3 use) to a Class C4 House in Multiple Occupation with a single storey rear extension (which is the identical built form that approved under PL/25/0562).

Plans approved under application PL/25/0562

PL 25/0562 Proposed part single storey side and rear infill extension



PL/25/1536 Plan 63002 had an amended internal layout, as shown below. The external footprint remains unchanged from the plans submitted for PL/25/0562



Plans submitted
Location Plan

Block Plan Rev 01
CIL
As received 28 October 2025

Planning statement
63001 Existing plans
63002 Proposed Plans
Bin store and bin store details
As received 25 November 2025

3. RELEVANT PLANNING HISTORY

PL/25/0562/Hou - Proposed part single storey side and rear infill extension – Approved 09/07/2025

PL/25/0563/CLP - Proposed L shape rear roof dormer, loft conversion, with front Velux windows – Permitted development 16/06/2025

4. CONSULTATIONS

The following were consulted:

- RBC HMO Team – No objections. After reviewing the plans, it appears that the fire precautions that they are intending to install would be adequate; however there will be no confirmation that the property is adequate until work is completed, a full inspection has been carried out, and relevant certification has been submitted to the Private Sector Housing team.

The property will also need to meet all health and safety standards in accordance with the Housing Act 2004 and licensing conditions. Further information can be found on the Reading Borough Council website and have included the link below:

[Houses in multiple occupation – management pack - Reading Borough Council](#)

The above link includes fire safety, amenity standards, space standards etc.

The owner is to ensure they contact Building Control concerning all structural alterations and drainage design.

- RBC Environmental Protection Team – No comments as the proposal is for 4 bedrooms.
- RBC Transport – No objections subject to conditions and informatives. A CMS would be required and the dwelling would not be eligible for a parking permit.
- RBC Waste services – No objections

The Council's standard household waste collection service is for fortnightly recycling collections, fortnightly general waste collections and weekly food waste collections. For one residential dwelling the Council would provide the below bins:
- 1 x 140L general waste bin
- 1 x 240L recycling bin

- 1x 23L food waste caddy

The Council can provide additional recycling and food waste bins if needed, but this is the maximum amount that would be provided for general waste on the standard collection.

Licensed HMO properties with 5 or more adults permanently residing at the property will be entitled to the same general waste capacity as larger households. However, as per the planning statement this HMO will be for up to 4 adults so the standard general waste allocation would apply.

Developers must also take into consideration upcoming changes to residential waste collection services as per Simpler Recycling requirements in the future. These requirements will increase the amount of material recycled/collected at the kerbside (i.e. addition of glass & soft plastics) and so additional refuse space should be allocated to allow for this. Note: glass can currently only be recycled at local glass bottle banks or the tip. Most homes will get a 55-litre box for glass but larger households may require a second box. This will be collected every two weeks. Space would need to be allocated for this within the site as well.

If tenants are producing more waste than what can be contained within the above bins, the property manager/HMO license holder would need to arrange for additional bins or more frequent collections of bins through a commercial waste contractor which would be a chargeable service. This is set out in The Management of Houses in Multiple Occupation (England) Regulations 2006' sections 9 and 7 which states:

The manager must—

- (a) ensure that sufficient bins or other suitable receptacles are provided that are adequate for the requirements of each household occupying the HMO for the storage of refuse and litter pending their disposal; and
- (b) make such further arrangements for the disposal of refuse and litter from the HMO as may be necessary, having regard to any service for such disposal provided by the local authority.

All bins must be stored within the boundary of the private property between collections as to not cause an obstruction to the pavement, but would need to be presented at the curtilage of the property by collection day.

- RBC Councillor Cross – A conditional councillor call-in was submitted to the Chair of the Planning Applications Committee, requesting that the application be referred to Committee should the case officer be minded to recommend approval. The concerns raised related to the existing concentration of HMOs within the area and the potential “sandwiching” effect on neighbouring residential properties. As the case officer’s recommendation was for refusal, the matter was returned to delegated powers for determination.

A site notice was displayed on 2 December 2025 for the requisite period. Three letters of representation have been received in objection.

Reasons for objections include:

- that the area already exceeds the 25% ratio of HMOs to residential properties within a 50-metre radius, a mapped analysis can be provided upon request,
- it creates a 'sandwiching effect' on no. 65 Donnington Road (63 is a proposed HMO and no. 67 is an existing C4 HMO). The application site forms part of a continuous Victorian terraced row with no gaps, garages, driveways, or separation. Each property is directly adjoined by shared party walls on both sides resulting in noise transfer, disturbance and loss of residential amenity
- and that residents are experiencing antisocial behaviour, excess waste/overflow/waste mismanagement and materially worsen the living conditions of neighbouring residents
- harm to a mixed and balanced community
- undue dilution of family housing and would further erode the community balance in an article 4 area
- has always been a family home and should be owner occupied or as a family rental.

Communications with the agent

The agent was advised that the application would be refused or the application could be withdrawn. The agent/applicant confirmed that the refusal decision should be issued.

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.

5. 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:

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024 and a submission version submitted in May 2025. Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be 'out of date'. However, it is worth noting that the emerging Policy H8 provides additional clarification regarding 'sandwiching', as currently referenced in the SPD. The policy states *"Sandwiching", as referred to in criterion 2.j, where a proposal for a conversion would result in a dwellinghouse being located directly between two HMOs should be avoided, due to the noise and disturbance issues that can arise, particularly in locations where there are thin party walls without sound insulation. Avoiding 'sandwiching' of HMOs also contributes towards maintaining a mixed and balanced community. For the avoidance of doubt, 'sandwiching' only applies where a property would directly adjoin an HMO on either side with a party wall. It would not apply where, on one side, a dwellinghouse is separated from the HMO property by a gap such as a road, pathway or side garden.'*

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
H1: PROVISION OF HOUSING
H7: PROTECTING THE EXISTING HOUSING STOCK
H8: RESIDENTIAL CONVERSIONS
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

SPD

Residential Conversions (2023)

Legal context

Reading Borough Council made an Article 4 Direction in May 2012, which came into force on 16th May 2013, which removes permitted development rights to convert from a dwellinghouse (C3 use) to a house in multiple occupation (C4 – small HMO for 3-6 unrelated persons sharing at least one basic amenity) in parts of Redlands, Katesgrove and Park Wards. The application site is within the Article 4 Direction Area.

6. APPRAISAL

For conversions to flats or for multiple occupation the main planning policy is Policy H8 (Residential Conversions), which states that: *"Proposals to convert buildings into self-contained flats or for multiple occupation will be assessed against the impact on the amenity and character of the surrounding area, particularly in terms of intensification of activity, loss of privacy, loss of external amenity space, the provision and location of adequate on-site car parking and the treatment of bin storage areas and other related servicing."*

Proposals to convert properties into self-contained flats or for multiple occupation will only be acceptable where:

- *The proposal respects the physical character of the area in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features;*
- *The proposal would not, either individually or cumulatively, unduly dilute or harm an existing mixed and sustainable community through the significant loss of single family housing;*
- *There are no unacceptable adverse impacts to residents of the scheme or surrounding properties arising from noise and disturbance in terms of the number and layout of units proposed and the proximity to other properties;*
- *There is no inappropriate stacking and location of rooms between units;*
- *Bin and cycle storage is of an appropriate size and standard for the units proposed and should be located at ground floor level with easy access; and*
- *The resulting property or properties would provide adequate internal floorspace and headroom for residents.....”*

“Additionally, in areas covered by an Article 4 direction that restricts changes of use from Class C3 to Class C4: •Planning permission will not normally be granted where the proportion of HMOs (either C4 or sui generis) will result in HMOs representing 25% or more of the residential properties within a circle of 50m radius measured from the application site.”

In addition, Policy CC8 requires development to not cause “a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- ☐ *Privacy and overlooking;*
- ☐ *Access to sunlight and daylight;*
- ☐ *Visual dominance and overbearing effects of a development;*
- ☐ *Harm to outlook;*
- ☐ *Noise and disturbance;*
- ☐ *Artificial lighting;*
- ☐ *Vibration;*
- ☐ *Dust and fumes;*
- ☐ *Smell;*
- ☐ *Crime and safety;”*

“...Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to restrict such changes.”

Policy H10 is with regard to ensuring that dwellings will be provided with functional private or communal open space.

Together with the relevant adopted local planning policies, the appraisal of this application has been assessed against the adopted Residential Conversions SPD (2023), which provides further guidance on the interpretation of the adopted policies. Section 2 of the SPD deals with ‘All Conversions’, and Section 5 ‘Applications for HMOs for Areas Covered by Article 4 Direction’. The SPD sets assessment matters against checklist items (1-27) and the relevant ones have been referred to below.

Main considerations:

The main issues to be considered are:

- i) Principle of development: Size requirements and whether the conversion of the property would result in unduly diluting or harming a mixed and sustainable community;
 - ii) Design;
 - iii) The impact on amenity of existing and future residents of the property and neighbouring properties and bin storage; and
 - iv) Car/ Cycle Parking;
 - v) Other issues
- i) Principle of development: Size requirements and whether the conversion of the property would result in unduly diluting or harming a mixed and sustainable community; (Policy H8 and SPD Checklist 3)**

Any residential conversion must contribute to achieving an appropriately mixed and sustainable community by providing an acceptable housing mix, ensuring that, as appropriate, single family housing remains the dominant form of dwelling in the vicinity of the application, taking account of the relevant threshold approach, and ensuring there is not a detrimental impact on the physical character of the area.

63 Donnington Road is located in an Article 4 area that '*restricts changes of use from Class C3 to Class C4*'. Planning permission is, therefore, required.

Policy H8 Residential Conversions and the Residential Conversion SPD identify that '*Planning permission will not normally be granted where the proportion of HMOs (either C4 or sui generis) will result in HMOs representing 25% or more of the residential properties within a circle of 50m radius measured from the application site.*' An analysis is required to assess the impact of the change of use with regard to a mixed and sustainable community and there is a requirement to undertake the 'tipping point' calculation as defined in the Residential Conversions SPD.

The Residential Conversions SPD identifies that the 'tipping point is when the concentration of HMOs becomes over dominant and the community is no longer considered to be mixed and sustainable.'

The concentration of HMOs in the area surrounding the application site has been calculated as a percentage of the total estimated number of existing HMOs (C4 or sui generis) against the total number of residential properties, i.e. those falling with C3, C4 or sui generis HMO use. Available data from Environmental Health, Council Tax, extant (unimplemented) permissions for HMOs, and data on sites such as Rightmove, and data held by the HMO and Enforcement Team, has been used. The total number of residential properties within the 50m radius, including the application site, has been calculated as 57. The total number of properties within HMO use, using the above sources of data, is estimated to be 30 no. and therefore the overall percentage is calculated as 53%, which is well above the threshold of a maximum of under 25%. The proposal for an additional change of use would further reduce the number of single dwelling houses available for family occupation. In this regard the principle of the conversion of the application property to a C4 small HMO is not considered acceptable.

The SPD also addresses the unneighbourly siting of HMOs, or “sandwiching” (Checklist 4), which recognises that there is an increased chance of noise and disturbance occurring as a result of HMO accommodation, particular in older properties which lack insulation or have thinner walls. This can be magnified where dwellinghouses share a party wall with HMOs either side. The SPD states that proposals for conversion should not result in a dwellinghouse being located directly between two HMOs.

The site would result in nos. 63 and 67 “sandwiching” a single family dwelling between two HMOs, which the SPD specifically resists. Neighbours have objected to the proposal, raising concerns that the proposed arrangement would cause significant harm to their living conditions, in particular through noise and disturbance, given the thin walls and the fact that the property would be between two HMOs. Given this, it is considered that in order to avoid the sandwiching effect, and the resultant significant harm to the living conditions at number 65, the proposal would be unacceptable in this instance.

Despite the housing stock along Donnington Road consisting of almost entirely of properties capable of being family dwellings, the Council’s research shows that a large number of dwellings have been converted to HMOs. Upon visiting the site and assessing the condition of the frontage of this property and the street, a considerable amount of refuse, glass recycling and unsorted waste, associated with HMO use, was observed. There was also very little on-street parking available despite visiting early afternoon on a weekday. Whilst not determinative, it is visibly evident from the prevailing character of the area that whilst residential in nature, the area was being negatively affected by an overconcentration of dwellings within HMO use, placing pressure on the available space for waste collection and parking.

Whilst there is a recognised need for a mix of accommodation options within the Borough along with the specific needs of the University, there is also a competing need to maintain an adequate supply of family housing, whilst preventing an over-proliferation of any single type of accommodation in a particular area. An overconcentration of houses within HMO use exists in this location and its consequences witnessed. This is considered to negatively affect the character and appearance of Blenheim Road and the wider area. The approval of this change of use to an additional HMO use would further exacerbate the harm identified and importantly further reduce the opportunity for the Council to achieve a balanced or appropriate mix of dwellings in the area.

The proposed scheme shows 4 bedrooms for C4 HMO use, however an assumption has been made that if the approved CLP for a proposed loft conversion and dormer extension were implemented, this would be capable of supporting additional C4 accommodation.

In summary, an additional C4 small HMO would not contribute to achieving an appropriately mixed and sustainable community and is considered to have a detrimental impact on the physical character of the area. It is therefore considered to be contrary to Policy H8.

ii) Design (Policies CC7, CC8, H8, H10 and SPD Checklist items 1 and 2)

Policy CC7 requires all developments to be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The proposal includes a part-retrospective single-storey rear extension. The footprint and design of the extension are considered acceptable in terms of appearance and would not result in an

adverse impact on neighbouring amenity, as previously established under planning permission PL/25/0562. However, when assessed in the context of the current proposal for a change of use, the internal layout created by the rear extension is considered unacceptable, as set out in part (iii) below. Specifically, it would give rise to poor living conditions for future occupants due to insufficient access to daylight and sunlight to the communal space and kitchen, as well as a lack of adequate outlook.

The proposal includes a wooden bin store at the front of the property and although a bin store, per se, to the front, would not generally be the ideal location, as this is the only practical location for bins, and that the height of the bin store would not be significantly higher than a boundary wall, it is considered acceptable in this instance.

iii) The impact on amenity of existing and future residents of the property and neighbouring properties; (Policies CC8, H8 and H10 and SPD Checklist items 2, 5, 6, 8, 9, 10, 11 and 18)

Room Sizes - The proposed internal dimensions of the HMO rooms would meet the nationally described space standards (Technical housing standards – nationally described space standard', 2015, DCLG) and would accord with Regulation 2 of the 'The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018', which refers to national minimum standards for sleeping accommodation as:

- 6.51 square metres for one person aged 10 years or over;
- 10.5 square metres for two persons aged 10 years or over;

The SPD identifies minimum internal floorspace standards (Appendix 1) as 6.5sqm for a single bedroom and 7sqm for a kitchen. The bedrooms and kitchen would exceed these dimensions. The proposal is to enable up to 4 unrelated individuals to live at the property (based on single occupancy of the rooms shown, and as set out in the submitted Planning Statement). If the scheme had been considered acceptable, the number and occupancy of each room would have been restricted by condition to meet room size requirements, with an amended description agreed.

Communal Space – Although the proposal includes a lounge (labelled as communal living space) and a large kitchen at ground floor level, the communal living space does not include a window. It is considered unlikely that the communal living space, which is joined with the kitchen, would receive sufficient light, and would, therefore, create an unacceptable living space.

Amenity Space – There is a good sized rear garden in accordance with Policy H10.

External windows - All habitable bedrooms benefit from external windows, however, as stated above, there is no window proposed for the communal room and only one small roof fire escape window for the kitchen. It is considered that the living space, would, therefore, be of poor quality.

Access to sunlight/daylight – The communal room has no windows. There is one Velux fire escape window and an external exit door to the rear garden proposed for the kitchen. No daylight and sunlight assessment has been provided to evidence that the residents would have sufficient access to daylight and sunlight in the communal area or kitchen. There would be no outlook for future residents in the communal areas. There is a failure to demonstrate that there would be

adequate access to daylight and sunlight in the kitchen and communal area. Adequate ventilation and daylight must be available to all rooms.

Layout/Stacking of Rooms - The Council's SPD seeks to avoid layouts which locate living rooms, bathrooms and kitchens, next to, above, or below, proposed or neighbouring bedrooms. The layout largely achieves this, however the rear first floor bedroom would be situated directly above the proposed kitchen cooking area and extractor fans which may result in some noise and disturbance to that bedroom. However, this in itself is not considered significantly detrimental to warrant refusal on this basis.

Sound Insulation – Policy CC8 refers to sound insulation between proposed and neighbouring units. The HMO team would require building regulations to be met. The property has been gutted and is undergoing extensive refurbishment.

Privacy and Overlooking - No issues of overlooking/ loss of privacy are identified.

Noise and disturbance: In terms of noise and disturbance there is no evidence to suggest that in itself an HMO for up to six individuals would create significantly greater levels of noise than a fully occupied 4-bedroom family house with bedrooms only at ground and first floor based on the submitted floor plans. As set out above it is however possible that additional people could be accommodated at the site if the loft is built under the approved CLP (ref: PL/25/0563/CLP), as approved at second floor level.

However, it is considered that there would be a resultant noise disturbance for no 65 Donnington Road because of the cumulative impact from being 'sandwiched' between an HMO on either side. The impact is magnified in a terraced row of housing with shared party walls and this situation should be avoided. The impact on the amenity to existing residents from noise disturbance is one of the reasons for the establishment of Article 4 areas, to protect the local community.

There have been previous complaints from family houses in respect of noise problems from HMOs along Donnington Road.

Bin storage: Bins would be stored to the front of the property as is the case with other properties on the road and as stated above would be within a proposed wooden bin store.

Although bin storage to the front of the property is not an ideal situation, there is no other reasonable viable option, without having to carry bins through the house. The proposed waste storage accords with the RBC bin storage requirements.

iv) Car/ Cycle Parking

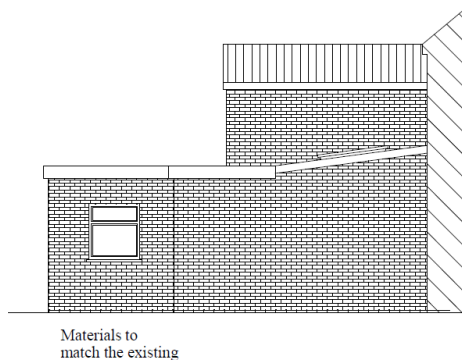
The parking standard would require 0.25 spaces per bedroom, which would equate to 1 space. There is no on-site parking provision and street parking is controlled through permits. If the change of use had been deemed acceptable in principle, which the above assessment identifies that it is not, then conditions and informatives could have been attached to a decision to restrict the right to parking permits for this property. Therefore, the lack on on-site parking provision would not constitute a reason for refusal.

Cycle storage could be provided within the rear garden, although the practicalities of taking bikes through the house would make this undesirable. However, as this is an accessible location, the lack of suitable cycle storage would itself not constitute a reason to withhold permission.

vi) Other issues

It was noted at the site visit that the size and positioning of the rear and side bathroom windows do not correspond with the approved plans as approved under PL/25/0562 and as shown on the proposed plans. All development works must be carried out in full accordance with the approved drawings.

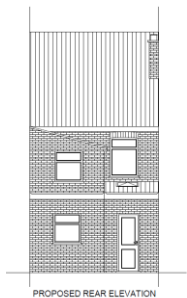
Proposed rear side elevation



Site visit photo rear side elevation



Proposed rear elevation



Site visit photo rear elevation



7. CONCLUSION

The proposed change of use would fail to meet the criteria of Local Plan Policy H8, CC8 and the SPD in an Article 4 area that is already oversaturated with HMOs, the resultant impact on the future residents' amenity and character of the surrounding area particularly in respect of the retention of a securing a mixed and sustainable community, particularly in terms of intensification of activity, and is, therefore, recommended for refusal.

8. RECOMMENDATION

REFUSE

Reasons:

1. The proposed conversion of this property to a C4 small HMO would have a detrimental effect on the character of the area by exacerbating the number of HMOs, by increasing the percentage of HMOs within a 50m radius to approximately 53%. It would also result in the unneighbourly siting of an HMO with the 'sandwiching' of a C3 dwellinghouse at no. 65 Donnington Road directly between two HMOs adjoining party walls, in a terraced row, at the proposed no. 63, and existing 67 Donnington Road. This would further reduce the number of single dwelling houses available for family occupation, thereby, not contributing to achieving an appropriately mixed and sustainable community and would be well in excess of the target threshold of under 25% as defined in Policy H8 of the Adopted Reading Borough Local Plan (2019) and Reading Borough Council's adopted Residential Conversions Supplementary Planning Document (2023). This is contrary to Policies CC8 and H8 of the Adopted Reading Borough Local Plan 2019, the Residential Conversions SPD 2023 and paragraphs 54, 129 and 135 of the NPPF (December 2024 as amended).
2. The proposed conversion would specifically result in a detrimental impact to the living conditions of no. 65 Donnington Road, from noise and disturbance, because of the cumulative impact from being 'sandwiched' between an HMO on either side. This is contrary to Policies CC8 and H8 of the Adopted Reading Borough Local Plan 2019, the Residential Conversions SPD 2023 and paragraphs 54, 135 and 198 of the NPPF (December 2024 as amended).
3. The proposed conversion would result in a detrimental impact on the living conditions of future residents of the proposed HMO because of the lack of sufficient daylight, sunlight, ventilation and outlook to the communal living space and kitchen. This is contrary to Policies CC8 and H8 of the Adopted Reading Borough Local Plan 2019, the Residential Conversions SPD 2023 and paragraphs 54, 130, 135 and 198 of the NPPF (December 2024 as amended).

Informatives:

Refused Plans
Positive and proactive