

41 Princes Street Planning Statement

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4)

Site Address:

41 Princes Street
Reading
RG1 4EG

1. Introduction

This Planning Statement has been prepared in support of an application for the change of use of the existing residential dwelling (Use Class C3) into a small House in Multiple Occupation (Use Class C4).

The proposal seeks to provide high-quality shared accommodation while retaining the residential character of the existing property. The proposed use will make efficient use of the existing housing stock and provide much-needed flexible accommodation within Reading.

No external alterations are proposed as part of this application.

2. Existing Property

The existing property is a residential terraced dwelling located on Princes Street, within an established residential area of Reading.

The surrounding area contains a mixture of residential accommodation types, including traditional family dwellings, rental accommodation and shared housing.

The property benefits from good access to local services, public transport connections, employment areas and Reading town centre.

3. Proposed Development

The proposal is for the conversion of the existing dwellinghouse into a small House in Multiple Occupation accommodating up to three residents.

The proposed accommodation will provide:

- Three private bedrooms
- Shared kitchen facilities
- Shared bathroom facilities
- Communal living/dining space
- Refuse storage

The internal arrangement has been designed to provide occupants with suitable living conditions, appropriate bedroom sizes and access to shared facilities.

The proposal does not involve any extensions or external alterations and therefore the appearance of the property and character of the street scene will remain unchanged.

4. Impact on Residential Amenity

The proposed C4 HMO use is small in scale and remains residential in nature.

The level of activity associated with three occupants is not considered significantly different from that of a typical family dwelling. The proposal will not result in unacceptable levels of noise, disturbance or loss of amenity to neighbouring properties.

The property will be appropriately managed to ensure that refuse storage, maintenance and general occupation of the dwelling are controlled.

5. Parking and Transport

The site is located within a sustainable urban location with access to public transport, local shops and services.

Future occupants are expected to have reduced reliance on private vehicles due to the property's accessible location.

Cycle storage is available to encourage sustainable methods of transport.

The proposed change of use is not considered to create a significant increase in parking demand compared with the existing residential use.

6. Refuse and Recycling

Adequate refuse and recycling storage will be provided for the occupants.

Waste storage areas will be maintained to ensure there is no adverse impact on neighbouring properties or the appearance of the street.

7. Concentration of HMOs

The proposal represents a small-scale HMO conversion and will not result in an excessive concentration of shared housing within the immediate area.

The property will continue to function as residential accommodation and will maintain the character and balance of the local community.

8. Conclusion

The proposed change of use from a dwellinghouse (C3) to a small House in Multiple Occupation (C4) provides good quality shared accommodation within a sustainable location.

The proposal:

- Retains the residential appearance of the property
- Does not require external alterations
- Provides suitable internal living accommodation
- Has no unacceptable impact on neighbouring amenity
- Makes efficient use of existing housing stock

It is therefore considered that the proposal accords with relevant planning policy and should be supported.