

Full Planning Application for the conversion of the building back to a single dwelling following the acceptance of the property as Lawful as an established use of property as 2No self contained apartments the use for which had been in place for in excess of 4 years)

At 51 St Peter’s Road, Reading RG6 1PA

For Mr Adal Mahmood



Planning, Design and Access Statement
June 2026

Introduction, Site Location and Description

This statement has been prepared in support of and forming the planning application set of information where the owners of the property are looking to convert the use back to a single dwelling.

The previous owners had split the dwelling to two apartments without planning permission being formally put in place, and the current owners have taken steps to regularize the status, by way of a Certificate of Lawfulness application approved under reference **PL/26/0042**.

The planning department had advised the route to revert the building back to a single family dwelling by formally applying for the certification first before then going ahead to apply for the single dwelling.

The property is a 1930s end of terrace dwelling in an established residential area, close to amenities, both commercial and parks and libraries, schools and shopping .

The conversion to two apartments was created by the previous owners of the property, and no formal planning approval was sought by them, although records show that the use had begun some 10-12 years ago.

The property is currently set over three floors with the ground floor converted to a 1bedroom apartment, and the upper two floors (top floor as the loft space) as a duplex 3bedroom apartment.

This application follows the regularization and is seeking to get this back to a family dwelling.

The accommodation is comfortable and meets the minimum floor areas as would be required should this application have been submitted without the prior history being in place.

The postal address for the building will remain as 51 St Peters Road, Reading RG6 1PA

There are two separate Council tax references, 0008344005100A relating to the ground floor apartment and 00083440051029 for the top floor duplex unit, and the applicants will seek to rert this back to a single entity once planning approval

Refuse and cycles

The facilities in essence are for a single family dwelling and no changes are necessary to storage of refuse and or cycles that are already accepted for when the building was split in two.

The rear garden has a [place for the storage of bins and the property is served by the councils separated bins for each of household waste, garden waste, and recycling for cardboard, pare and plastic. Food waste is also collected and recycled to compost by the councils collection regime.

Landscape proposals

There are no changes expected to the rear garden or the front yard and the application relates to just the change of use back to a single dwelling

Biodiversity and protected species

There are no changes expected as the application relates to just the change of use back to a single dwelling, and no changes to the footprint of the plot

Noise and contamination

There are no changes required to the windows doors, and orientation is suited to the reverted use, stacking is not an issue as it'll be a single dwelling, and the road is not a busy thoroughfare, that would otherwise have been cause of issue.

S106 and CIL

The application relates to reverting the existing building to a single family use, and no new dwellings are being created. S106 contricbutionsd and CIL payments are not attracted by this proposal

Conclusion

he floor plans provided as support information show how the self contained dwellings are arranged and as they exist at this time.

The applicants are keen to have approval for this building to be a single family dwelling and that as a result they can enjoy the property in the same way.