

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/0718 Full planning permission

Address: FLAT 1, 51 ST PETERS ROAD, READING, RG6 1PA

Proposal: Proposed conversion of Existing use as 2No Self Contained Apartments to revert to a Single family Dwelling

Applicant: Mr Adal Mahmood

Received date: 01/06/2026

Target Decision date: 01/10/2026

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a two-storey end-terrace property on the north-east side of St Peter's Road. The property is currently divided into two flats (ground floor and first floor). The site is located in an Article 4 Direction area which removes permitted development rights for change of use from Class C3 to Class C4 (small HMO). The surrounding area is residential, characterised by uniform terraces on the northside of the street, and larger semi-detached and terraced properties on the southside. St Peter's Road is restricted by double yellow lines and has permit parking bays. The site lies just outside the Air Quality Management Area.



Site frontage, photo taken by case officer on 19 August 2026

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for conversion of the existing use as 2x self-contained flats to revert to a single-family dwelling. While the upstairs kitchen is proposed to be retained as a spice kitchen, other features such as the doors dividing the two areas are proposed to be removed, and the ground floor bedroom is proposed to be converted back into a living room. No other external changes are proposed.



Proposed floor plans

2.1. Information submitted:

StPR51-101 LOCATION AND BLOCK PLAN
StPR51-102 EXISTING FLOOR PLAN
Received 1 June 2026

Planning Statement
Received 25 June 2026

StP51-105 EXISTING/PROPOSED ELEVATIONS
Received 6 August 2026

StPR51-103 REV P1 PROPOSED FLOOR PLANS
Received 2 September 2026

3. **RELEVANT PLANNING HISTORY**

PL/26/0042 - The existing use of the dwelling as 2No self contained apartments which have existed in excess of 4no years having commenced prior to 24th April 2025 – Certificate of lawfulness granted on 30 March 2026.

4. **CONSULTATIONS**

No statutory consultees were consulted on this application. A site notice was displayed at the front of the site in the public interest on 19 August 2026. No letters of representation were received.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Planning Policy Framework (December 2026)

DM3: Determining development proposals
S3: Presumption in favour of sustainable development
S4: Principles of development within settlements
L2: Making effective use of land
L3: Achieving appropriate densities
HO7: Meeting the need for homes
TR4: Street design, access and parking
TR6: Assessing transport impacts
P3: Living conditions and pollution

National Planning Practice Guidance (2014 onwards)

Reading Borough Local Plan (2019) (RBLP)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
H1: PROVISION OF HOUSING
H2: DENSITY AND MIX
H7: PROTECTING THE EXISTING HOUSING STOCK
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Other documents

Reading Borough Local Plan Partial Update Submission Draft (2025) (LPPU)

Local Plan Update

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. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025 and examined earlier this year. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually on 11th and 12th November 2025. Stage 2 hearings took place in February 2026.

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 appraisal below and are not considered to be ‘out of date’.

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. APPRAISAL

Policy HO7 of the NPPF states: *“In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence.”*

Policy H7 (Protecting the Existing Housing Stock) of the RBLP states: *“Planning permission will not be granted for any loss of residential accommodation or land unless there are exceptional circumstances. Planning permission will not be granted for a net loss in the number of residential units or gross floor area.”* The supporting text for Policy H7 in the LPPU expands on this: *“Exceptional circumstances may also apply...where, for example, [development] includes the creation of new family accommodation of three or more bedrooms...”* Furthermore, Policy H2 in the emerging LPPU identifies the housing needs in terms of mix using the most recent housing needs and assessment. The supporting text of the policy states *“For market housing, [the housing needs assessment] identified a particular need for family housing of three bedrooms or more, representing more than 80% of the need.”*

As such, the loss of 1x 1-bedroom residential unit in this case would be outweighed by the creation of a family-sized 3-bedroom residential unit, due to the identified greater need for family-sized dwellings in the borough. The principle of development is demonstrated and acceptable.

Due to the minimal internal changes and no external changes proposed, there are no comments to make on the design and character of the property, nor impacts on residential amenity. Similarly in the case of

parking arrangements, it is unlikely that there would be any changes to the existing eligibility for parking permits for the future occupants. As such, the development is considered acceptable as a whole.

7. CONCLUSION

The development has been assessed against national and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT PERMISSION

Recommended conditions:

1. Time limit (standard)
2. Approved plans