

PLANNING REF : 261420
PROPERTY ADDRESS : 31 Moor Copse Close
: Reading
: RG6 7NA
SUBMITTED BY : Mr GAVIN MARSH
DATE SUBMITTED : 07/07/2026

COMMENTS:

Formal Objection to Planning Application 261420

To: Wokingham Borough Council Planning Authority

Planning Application: 261420

Site Address: 27 Moor Copse Close, Earley, Wokingham, RG6 7NA

Subject: Objection to Proposed Loft Conversion and Change of Use to House in Multiple Occupation (HMO)

Dear Planning Officer,

I wish to formally object to Planning Application 261420 relating to 27 Moor Copse Close, Earley, Wokingham, RG6 7NA, which seeks permission for a loft conversion and the change of use of a bedroom semi-detached dwelling into a House in Multiple Occupation (HMO).

My objection is based on the following planning grounds:

1. Harm to the Character of the Area

Moor Copse Close is a quiet residential cul-de-sac predominantly comprising family dwellings occupied by single households. The proposed change of use would intensify the use of the property and alter the established residential character of the area. An HMO accommodating multiple unrelated occupants is materially different from a traditional family home and would be out of keeping with the surrounding neighbourhood.

2. Overdevelopment and Intensification of Use

The proposal combines a loft conversion with a change of use to an HMO, significantly increasing the occupancy level of the property beyond that for which it was originally designed. This represents an overdevelopment of the site, placing additional pressure on shared facilities, outdoor amenity space, local infrastructure, and neighbouring properties.

3. Parking and Highway Safety Concerns

Parking in Moor Copse Close is already constrained due to the limited on-street capacity within the cul-de-sac. The increased number of occupants associated with an HMO is likely to generate additional vehicle ownership and parking demand. This could lead to overspill parking, reduced visibility, obstruction of access for residents, and potential difficulties for emergency and service vehicles.

4. Impact on Residential Amenity

The proposal is likely to increase noise, disturbance, and general activity levels arising from the comings and goings of multiple unrelated tenants. Unlike a typical family dwelling, an HMO can result in higher turnover of occupants and different patterns of occupation, which may adversely affect the peaceful enjoyment of neighbouring homes.

5. Refuse Storage and Waste Management

An HMO with increased occupancy will generate considerably more waste and recycling than a single-family dwelling. The application does not clearly demonstrate that adequate refuse and recycling storage facilities can be provided without detriment to the visual appearance of the street scene or inconvenience to neighbouring residents.

6. Loss of Family Housing

The proposal would result in the loss of a family-sized dwelling within an established residential area. Family housing remains an important component of the local housing stock, and its conversion

to an HMO would reduce the availability of suitable accommodation for families within Earley.

7. Cumulative Impact and Precedent

Approval of this application may encourage similar proposals within Moor Copse Close and the surrounding area. The cumulative impact of multiple HMOs could fundamentally alter the character of the neighbourhood, increase parking pressures, and diminish residential amenity for existing residents.

Conclusion

While I recognise the need for a variety of housing options, I believe this proposal represents an inappropriate intensification of use that would have a detrimental impact on the character of the area, parking availability, highway safety, and the amenity of neighbouring residents.

For these reasons, I respectfully request that Wokingham Borough Council refuses Planning Application 261420.

Thank you for considering my comments. Please acknowledge receipt of this objection and ensure it is taken into account when determining the application.

Yours faithfully,