

PLANNING REF : 261625
PROPERTY ADDRESS : 21 Harcourt Drive
: Reading, Berkshire
: RG6 5TL
SUBMITTED BY : Melvin and Ann Morbey
DATE SUBMITTED : 05/08/2026

COMMENTS:

We object to the proposed change of use from domestic dwelling to HMO. The size of this development is inappropriate for a residential road and also for a semi-detached residence. There is no true concern for the negative impact on neighbours, community or environment.

8 bedrooms. Possibly 15 occupants. Potentially 15 cars. 2 parking spaces provided. The street already provides parking for residents, students in university term-time and, we suspect, some public bus users given our proximity to Pepper Lane. The council is already aware of the parking problems in Harcourt Drive. They installed double yellow lines to the bottom of the road a couple of years ago, to try to alleviate the problem. Parking spaces appear noticeably harder to find the further up Harcourt Drive you go and this would be exacerbated if the proposed development of No.41 were to go ahead. This proposal has the potential to overwhelm Harcourt Drive with cars. What about access for the large vehicles such as refuse collection vehicles, delivery lorries and, of the utmost importance to all residents, those of the emergency services? Drivers already have to slalom up the road to avoid parked cars and no.41 is positioned in this heavily parked up area.

The architects' photos of nos.12,13,15 and 17 Harcourt Drive are irrelevant as these are all detached properties. Furthermore nos.12 15 & 17 are not being used as HMOs.

We urge you most strongly to please understand our objections and those of our neighbours and community and to therefore to refuse planning permission for this proposed development.

Thank you.