

PLANNING REF : 251396
PROPERTY ADDRESS : 48
: 48 Ryhill Way, Lower Earley, Reading, Berks
: RG64AZ
SUBMITTED BY : Mr MEHDI NEDJATI GILANI
DATE SUBMITTED : 22/06/2025

COMMENTS:

1-

No 60 Ryhill Way has been built to accommodate a family. The size of the building is approximately 200 square meter. HMO License use will exceed the number of people that the house is designed to accommodate.

2-

The house has two parking spaces. The limited parking space cannot accommodate even one extra car space, let alone parking space needed for a multi occupancy use.

The HMO occupancy will increase the traffic and congestion and will adversely impact the comfort and safety of the residents.

3-

Ryhill Way has been designed and built for family use from inception. The houses in Ryhill Way have been used for this purpose since it was constructed. Grant of a HMO License would fundamentally alter the nature, character and intended use of the, accommodation, and indeed the road and the area.

4-

Ryhill way is a Closed or Dead End road. It is a no-through road. The higher occupancy will unquestionably increase, the levels of traffic and the level of noise. This would also have an adverse impact on the safety of the resident's road users, especially children and the elderly.

The granting of HMO License for this road will set an alarming precedence for similar applications and would fundamentally alter the makeup and structure of this family based community.

5-

It has been extremely distressing to the residents of Ryhill Way that there has NOT BEEN ANY consultation with them whatsoever with regards to this HMO application. The consultation with the residents will need to be carried out before the HMO application is taken any further.

Ryhill Way has always been one of the safest and friendliest roads in this locality, consisting of families with children growing up in a safe and friendly environment. Altering the structure of this well settled family community will negate and undermine all that the residents have done to achieve.

I therefore oppose this Application in the strongest possible term and wish to lodge my opposition to this application.

We have already informed our conservative representative calling on us recently, of the communities concern. I hope that he will also raise the communities concern with the council.

Should the need arise, the residents of Ryhill way will of course be prepared to seek legal advice on this matter.

I request that senior managers within the Wokingham Council give their earnest consideration to the HMO application in question with a view to the points made in my request.

