

PLANNING REF : 261625
PROPERTY ADDRESS : 8 Harcourt Drive
:
: RG6 5TJ
SUBMITTED BY : Mr Steve Mitchell
DATE SUBMITTED : 27/07/2026

COMMENTS:

Objection to Planning Application: Proposed Change of Use from C3 (Dwellinghouse) to an 8-Bedroom House in Multiple Occupation (HMO) Location: 41 Harcourt Drive, Earley, Reading, RG6 5TJ

Dear Planning Officer,

I am writing to formally register my strong objection to the planning application for the proposed conversion of the residential property at 41 Harcourt Drive from a C3 family dwellinghouse to an 8-bedroom House in Multiple Occupation (HMO).

As a local resident, I believe this development is entirely unsuitable for the area. It will negatively impact the neighborhood for several key reasons:

Overdevelopment and High Density: Converting a standard family home into an 8-bedroom property represents a severe intensification of use. The local infrastructure and the physical plot are not designed to accommodate up to eight independent adults living under one roof. This density will lead to overcrowding and alter the character of this established residential road.

Parking and Traffic Congestion: Harcourt Drive is already a busy residential street. An 8-bedroom HMO could potentially generate up to eight additional vehicles. The property does not have sufficient off-street parking to accommodate this increase. The resulting overspill onto the road will create severe highway safety hazards, restrict access for emergency services, and worsen existing congestion.

Strain on Local Infrastructure and Services: The sudden addition of eight separate residents in a single property will place an unsustainable burden on local amenities, including waste management. HMOs routinely generate significantly more refuse than standard households, leading to concerns regarding overflowing bins, litter, and pest issues.

Noise and Disturbance: The shift from a single-family occupancy to eight individuals with independent schedules, visitors, and lifestyles will inevitably increase ambient noise levels. This will disrupt the peace, quiet, and privacy that current residents reasonably expect.

The scale of this proposed HMO is disproportionate and conflicts with Wokingham Borough Council's policies aimed at preserving the character, safety, and balance of residential neighborhoods.

I urge the planning committee to reject this application to protect the community from the detrimental impacts of overdevelopment. Please keep me informed of any updates, committee meeting dates, or decisions regarding this application.

Thank you for your time and consideration.