

PLANNING REF : 261625
PROPERTY ADDRESS : 47 Harcourt Drive
: Earley, Reading, Berkshire
: RG6 5TL
SUBMITTED BY : Dr Mona Ashok
DATE SUBMITTED : 31/07/2026

COMMENTS:

I wish to object to this application.

My family lives three doors from the application property, and we are deeply concerned about both the scale of the proposed extensions and the change of use to an eight-bedroom House in Multiple Occupation (HMO).

The character of our street is that of a quiet, established residential neighbourhood comprising family homes with generous spacing, modest frontages and well-balanced plots. The proposed development is out of keeping with this established character. The substantial extensions, together with the altered frontage and enlarged driveway, would create a building that is significantly larger and more intensive than neighbouring properties, fundamentally changing the appearance of the street.

The proposal also represents a substantial intensification of the use of what has always been a single-family dwelling. An eight-bedroom HMO is likely to generate significantly greater levels of vehicle ownership, visitor traffic, deliveries, refuse and general activity than a family home. This increased intensity of occupation would place additional pressure on parking, local infrastructure and residential amenity.

Many families, including ours, chose to live on this street because it is a peaceful residential environment with a strong sense of community. The cumulative effect of such a large HMO, combined with the extensive physical alterations, would erode the established residential character and alter the balance of the neighbourhood. It would introduce a scale and intensity of use that is more characteristic of a high-density urban setting than a suburban family street.

While I appreciate the need for a range of housing types, developments should be sympathetic to their surroundings and should preserve the character and amenity of existing residential areas. In my view, this proposal fails to achieve that balance.

For these reasons, I respectfully request that the Council refuses this application.