

Your Ref:

Our Ref:
CRP/bb/2538

36, Erleigh Court Gardens, Earley, RG6 1EH - Proposed change of use of dwelling to an HMO (sui generis)

Planning application; Design Statement regarding the proposal

The Property

36, Erleigh Court Gardens is a 6-bedroom, semi-detached property of traditional construction with front and rear elevations views shown in **Photograph 1 and 2**. The dwelling benefits from an outbuilding in the rear garden (**Photograph 3**) providing a further bedroom. The ground floor comprises a communal kitchen/ living room area together with two bedrooms with ensuites. The first-floor accommodation currently comprises four bedrooms all with ensuite bathrooms. The outbuilding provides a further bedroom, bathroom and kitchen with living room area.



Photograph 1 – Front elevation as viewed from the pavement

The Site

The site is located on Erleigh Gardens with properties adjacent to both left- and right-hand boundaries. This property is set back off the main road with a large driveway suitable for four vehicles. The dwelling also benefits from a garden to the rear of the property with close bordered fence providing privacy on all boundaries.



Photograph 2- Rear elevation as viewed from the garden



Photograph 3 – Outbuilding as viewed from the garden

36, Erleigh Court Gardens, Earley

The Proposal

This application is to be read in conjunction with the following documentation: -

- ‘As existing’ floor plans; Drawing No. **2538/01 to 2538/02**.
- Site plan and site location plan **2538/SK.1 and 2538/SK.2**.

The above property has been used as a licensed HMO for 6 people since February 2023 under permitted development rights. National planning legislation requires planning permission for use of a dwelling as an HMO with seven or more occupants (sui generis) with the potential impact on parking, highway safety and neighbour amenity to be considered and the relevant planning policies applied. We would confirm the following points for consideration in line with key planning policies: -

- **Policy CP1 – Sustainable Development**

The main dwelling falls within an area, which is sustainable and accessible to a wide range of local services and facilities and is well connected to the local highway network, in accordance with Policy CP1. Occupant’s day-to-day living is not dependent on having access to a private vehicle.

- **Policy CP2 – Inclusive Communities**

The proposed HMO will continue to provide quality and affordable accommodation for those unable to purchase their own home and those who are not eligible for social housing. The proposed larger HMO is still ensuring an inclusive community.

- **Policy CP3 – General Principles of Development**

The proposal involves a change of use only with no alterations required to the property or its immediate environment. No external changes to the property are proposed. The front driveway is already used for parking four vehicles.

- **Policy CP4 – Infrastructure Requirements**

The proposal makes full use of the property resulting in a more efficient use of the main dwelling and the associated outbuilding.

- **Policy CC06 – Noise**

The proposed HMO will continue to operate like any other domestic residential use and will therefore not give rise to a level of noise in excess of that from the existing licensed use. The proposal will therefore be in accordance with Policy CC06.

- **Policy CC07 – Parking**

Whilst there is no set requirement for HMOs, this property has the ability to park four vehicles on the front driveway with no street parking restrictions on Erleigh Court Gardens. There is also a large enough garden space for secure cycle storage and a side gate access to the property to access cycles without entering the building. There is sufficient space for cycle storage at a rate of 1 cycle per room.

36, Erleigh Court Gardens, Earley

- Policy TB07 – Internal Space Standards

The minimum size for single occupancy is 7.5m² and 11.5m² for double occupancy. The areas for each bedroom are set out below (sizes excluding bathroom and ensembles) and shown on supporting drawing No. **2538/01 to 2538/02**.

Room description	Size (m ²)
Bedroom 1 (main dwelling)	13.9
Bedroom 2 (main dwelling)	14.0
Bedroom 3 (main dwelling)	8.2
Bedroom 4 (main dwelling)	16.1
Bedroom 5 (main dwelling)	19.0
Bedroom 6 (main dwelling)	13.9
Bedroom 7 (outbuilding)	13.9

This application does not seek any physical change to the property, but will continue to provide adequate social space, including a living room and kitchen with outside garden space. The proposed HMO comprises 7 bedrooms, a kitchen/ living room, ensembles to 6 bedrooms and a further bathroom and kitchen/ living area for the use of the bedroom within the outbuilding. This proposal seeks full householder planning permission for a HMO (sui generis).

Wallace Bacon Consultants, June 2025