

PLANNING REF : 251396
PROPERTY ADDRESS : 54 Ryhillway
: Reading
: RG6 4AZ
SUBMITTED BY : Mr Sreeni vavilala
DATE SUBMITTED : 29/06/2025

COMMENTS:

I am writing to formally object to the current planning application which proposes converting the garage into habitable accommodation, clearly with the intention of transforming the property from a single-family home into a House in Multiple Occupation (HMO).

Firstly, I would like to highlight that a similar application was submitted and rightly refused by the council in February 2025. On reviewing the new submission, there appear to be no material changes that address the reasons for the original rejection.

Our road, Ryhill Way, is a quiet, family-friendly neighbourhood comprised almost entirely of owner-occupied, single-family homes. It is a close-knit community where residents know and support one another - an environment ideal for raising children and fostering community spirit. The introduction of an HMO would fundamentally alter the character and balance of our neighbourhood.

We have the following serious concerns about the proposed development:

Impact on Community Cohesion: An HMO typically involves transient residents with little connection to the local community. This undermines the stability and family-friendly nature of the area and could lead to a loss of neighbourly trust and engagement.

Traffic and Parking Pressure: The street already faces parking constraints, and converting the garage into living accommodation will further reduce available parking. Increased occupancy from an HMO will likely mean more vehicles, worsening congestion and posing road safety risks.

Noise and Anti-Social Behaviour: HMOs can bring elevated levels of noise, especially during evenings and weekends, disrupting the peace and quiet that residents have come to value. The potential for increased footfall and gatherings in a formerly low-density area is worrying.

Safety and Security: With a higher turnover of residents and no long-term oversight, HMOs can sometimes attract individuals with no stake in the wellbeing of the local community. This may result in increased safety concerns, particularly for families with young children.

Planning Precedent: Allowing this conversion risks setting a dangerous precedent for similar applications in the area, potentially triggering a wave of conversions and eroding the family-oriented nature of the neighbourhood.

Lack of Proper Consultation: We are extremely disappointed that the immediate neighbours -we are only three houses down the lane- were not consulted or formally notified of this application. Given the direct impact it would have on us, this oversight feels like a serious failure in due process.

In conclusion, we strongly urge the council to reject this planning application as it offers no significant improvement over the previously refused submission and would bring considerable disruption and long-term negative consequences to a peaceful and well-established residential community.

We trust the council will continue to prioritise preserving the character and wellbeing of our neighbourhood.