

PLANNING REF : 261625
PROPERTY ADDRESS : 51 Harcourt Drive
: Earley Reading, Berks
: RG6 5TL
SUBMITTED BY : Mrs Maureen Morris
DATE SUBMITTED : 04/08/2026

COMMENTS:

I strongly object to the application

There is not much i can add to what my neighbours have said. I agree with their comments.

PARKING

This is a constant concern, other than at this time of the year when the university year has ended . I find it interesting that the owner has chosen now to make the application.

Work has been going on for several weeks and the enormous loft/dormer extension seems to have been completed [did this have planning permission?] .

Students/commuters etc. park here. Worse since RBC installed parking meters in Pepper Lane.

Dropped kerbs have further reduced road parking

Parking opposite makes it hard for owners and visitors to get in to drives. Vehicles often block access

Delivery drivers and trades have to park on pavements and this ploughs up grass verges

I have seen delivery vehicles drive past and then have to reverse because they cant get through. This could also delay an ambulance or fire engine

I could go on..

HMO APPLICATION

The attached property [No.39] is already and HMO with 7/8 rooms , now it also has a loft/dormer extension. This could result in as many cars [students seem to be able to afford cars!] plus visitors. The front garden wall was removed and the front garden completely covered in concrete [did this have permission?].

Bathroom installed in the garage!! - Plans available from Adams Estate Agents

No. 41 plans for 8 letting rooms, some of which will be doubles

This could mean a total of 15 plus visitor cars.

Other houses seem to be unlicensed HMO's. One house at the beginning of the road has had 8 cars crammed into the front garden

Smaller properties have also been purchased as investments and rented . These are neglected and gardens become overgrown. The property next to me is one such - it has had 6 different tenants, who move on after a couple of years [bar one who stayed for 6].

More houses have recently come on the market or are sitting vacant . i dread what will happen to these.

Rubbish issues, food caddies kicked over, takeaway packaging thrown into gardens.

Attracting vermin and foxes

I could go on and on but other have said it better than i.

I no longer feel this is a neighbourhood, we no longer have neighbours [that we can get to know and watch the children grow up] - just a growing transient population