

PLANNING REF : 251579
PROPERTY ADDRESS : 21 Milton Road
: Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 28/07/2025

COMMENTS:

A Retrospective application for an HMO for seven tenants, to include accommodation in the large outbuilding in the middle of the back garden and parallel parking for four cars in the front garden.
Objection from ACER, The Whitegates Residents Association

This is an HMO with insufficient parking allocation for seven tenants, and an unacceptable use of the large outbuilding located in the middle of the back garden.

All soft landscaping has been removed from the front garden contrary to policy TB06, and the grass verge shown on the plans has been covered with tarmac and a dropped kerb has been installed, for which there is no supplied evidence of authorisation.

The result is a barren frontage out of keeping with the character of the area, and excessive overspill parking in a street which already has a high proportion of sub-let properties with associated overspill parking.

Please note the following:

1. It is the Local Government policy and Permitted Development policy not to allow sleeping accommodation in outbuildings. To permit the use of the outbuilding for permanent sleeping accommodation in this case would be unacceptable.
2. No planning application was submitted for the outbuilding, which, because of its mass, height and location in the middle of the garden and highly visible to neighbours, would have been objected to as out of character due to its location and appearance.
3. The provision of only four parking spaces for seven tenants is unacceptable in a street with existing dense on- street parking. It should be noted that insufficient parking allocation for HMO's is recognised by WBC in the new Local Plan , which requires one parking space for each bedroom.
4. Policy TB06 requires the development of private residential gardens to "make a positive contribution to the character of the area", and goes on to require "appropriate conditions landscaping .particularly at site boundaries". In addition the Borough Design Guide, states in section 4 on page 57, "Parking spaces to include soft landscaping". All these conditions including the stark barren appearance could be mitigated by a strip of soft landscaping on the front boundary between 36 and 38 Erleigh Court Gardens

Summary: This is an unacceptable high density HMO proposal with the unacceptable use of the outbuilding for sleeping accommodation and inadequate parking This application should therefore be refused as not complying with Policy TB06 and the Borough Design Guide regarding parking spaces, and Policy CP3, which requires development " of an appropriate scale mass build form height" and to "integrate with their surroundings (especially existing dwellings) Without detriment to the amenities of adjacent land users and their quality of life".

