

PLANNING REF : 261420
PROPERTY ADDRESS : 16 Moor Copse Close
: Reading
: RG6 7NA
SUBMITTED BY : Mrs Sarah Hanson
DATE SUBMITTED : 09/07/2026

COMMENTS:

I note that this application is for a Certificate of Lawful Use, hence you will be determining whether or not it is deemed lawful. There is little that can be said on the proposal then due to the nature of the application and PD rights being what they are.

However, I note that the application form states that the current use is C3 dwelling house, for which the persons residing there would have to be regarded as forming a single household. It would be appropriate for the Council to ensure that this use is current, i.e. that you have full and accurate information, given the property appears to be occupied by multiple males. If it should be deemed as C4 use, it is noted that the property is not on the current Register of HMO licences, which may mean its an unlicensed HMO, with reference to the mandatory licensing scheme that WBC applies. I would hope that an experienced planning agent would seek confirmation from his client such that the existing and proposed use class (no proposed change) is stated correctly, but I expect it would be fairly straight forward for WBC to check occupancy from Council tax records or the electoral register. If a Certificate of lawful use is issued, it would seem appropriate to attach an Informative regarding HMOs (change of use and licencing) as a reminder to the applicant.

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