



**WOKINGHAM
BOROUGH COUNCIL**

OVERVIEW AND SCRUTINY – WORK PROGRAMME SUGGESTION FORM

I would like to suggest a Scrutiny or Policy Review item for the Overview and Scrutiny Management Committee’s next work programme.

Name: William Luck

I would like to suggest that the following matter is reviewed:

The permitted development rights for the conversion of Use Class C3 to a Use Class C4 (HMO), consideration of an Article 4 Direction to ensure that adequate car parking is provided with such a change of use. Also a review of the parking standards to include a requirement for all types of HMO, both Use Class C4 and sui generis.

(Please continue on a separate sheet if necessary)

Reasons for suggestion:

These conversions within a suburban area result in a significant increase in car parking demand, given that they usually generate as many cars as bed spaces, and with limited on-plot parking add an unacceptable burden to the local roads to accommodate the overspill parking along with those from the surrounding family homes, particularly when there can be a number in any one street. Many LPAs are including such policies in their Local Plans and reviewing their parking standards as a result.

(Please continue on a separate sheet if necessary)

Please consider:

- Why should there be a review on this?
- Any linkages with the Council’s Vision, Priorities and Underpinning Principles – you can find these at <http://www.wokingham.gov.uk/council/decisions/vision/>
- What benefits would there be to residents?

Are there any specific aspects of the issue you would like scrutiny to focus upon or supporting evidence?

Comments received from local residents about the impacts of parking from such properties and comments upon local social media again highlighting these problems.

I am personally aware of two such properties where the number of vehicles has exceeded the number of bedrooms, with only one on-plot parking space.

I am aware that a number of LPAs are adopting Article 4

Please consider:

- What evidence is there to support the above reasons?
- What are the facts?
- Are there specific organisations or documents you would like a review to refer?
- Do you have any suggestions for potential witnesses?

Directions and planning [policies to specifically address the problems of excessive parking associated with HMOs.

(Please continue on a separate sheet if necessary)

What would you like to see coming out of the review in terms of desired outcomes?

The adoption of an Article 4 Direction to remove the PD rights;
A suitable policy incorporated within the emerging Local Plan;
and, a review of the Council's parking standards to include a requirement for all types of HMOs.

(Please continue on a separate sheet if necessary)

Please consider:

- What would you wish to see happen as a result of any review?
- Why do you think the desired outcome is achievable?

Would you like to attend the Overview and Scrutiny Management Committee to make a short statement in support of your request?

Yes

No

I am (Please tick appropriate box)

A Member or Officer of Wokingham Borough Council

A group with an interest in the Wokingham Borough Council area

A local business situated in the Wokingham Borough Council area

A resident of the Wokingham Borough Council area

Please return this form to:

Neil Carr

Democratic Services

Shute End

Wokingham RG40 1BN

Tel 0118 974 6058

Email

democratic.services@wokingham.gov.uk