

I want to object to this application for several reasons:

1. This property has already had a substantial previous extension added to it, marked from D-E on the existing plan, which added about 70% to the original building.

2. This latest application is for a virtually identical increase in size to that proposed in the previous application 201747 that was withdrawn last July (2021). This is an increase of another 39% to the already enlarged size (from 157 to 218 m2). This is not a small extension.

3. According to the existing plans, the current house has 7 bedrooms, but the HMO licence is for 6 persons, which suggests at least one of the current bedrooms is not being used as a bedroom. Or that the existing plan submitted with this application is misleading.

4. Looking at the proposed plans, there is a reduction in the number of bedrooms to 5, which are now all upstairs.

5. Comparing the size of the existing bedrooms to the proposed bedrooms,

Proposed bedroom 1 appears to be the same size as it was (existing bedroom 3).

Proposed bedroom 2 is substantially smaller than it was (existing bedroom 7)

Proposed Bed 3 is very slightly bigger than existing Bed 6

Proposed Bed 4 is slightly smaller than it was (exist Bed 5)

Proposed Bed 5 is also smaller than it was (exist Bed 4)

We conclude that in total the 5 proposed bedrooms are slightly smaller than the 5 existing bedrooms they are replacing.

6. The new first floor bathroom window proposed on the side elevation will overlook neighbours. Although suggested to be "obscured glazing", I assume that the window will be capable of being opened, which will render the obscured glazing of no use whatsoever.

7. We of course believe completely the submission in the proposed plans that the property will revert to having a total of 5 bedrooms and we are comforted by the fact that any HMO licence will be adjusted downwards to reflect this reduction in bedrooms.

8. If planning permission is granted, we would request that in view of the reduction in the number of bedrooms and their slightly reduced size compared to their current size, a condition is put on this permission that no future HMO licence for the extended property whether owned by the current owner or whether by a subsequent owner will exceed the number of persons on the current HMO licence.

9. We did not receive any letter detailing this application from Reading Borough Council, and nor is there, nor has there been, any notice visible on the property. The owner has not discussed the proposed development with us. We only heard about the application when one of the neighbours mentioned it.

10. The parking provision at 38 Stanhope Road is already inadequate for this property, resulting in significant and congested on street parking by the occupants of this property, and this has not been addressed in this application.

In all, this is too much for this site, and I would like to object.

regards

Tim Jones

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