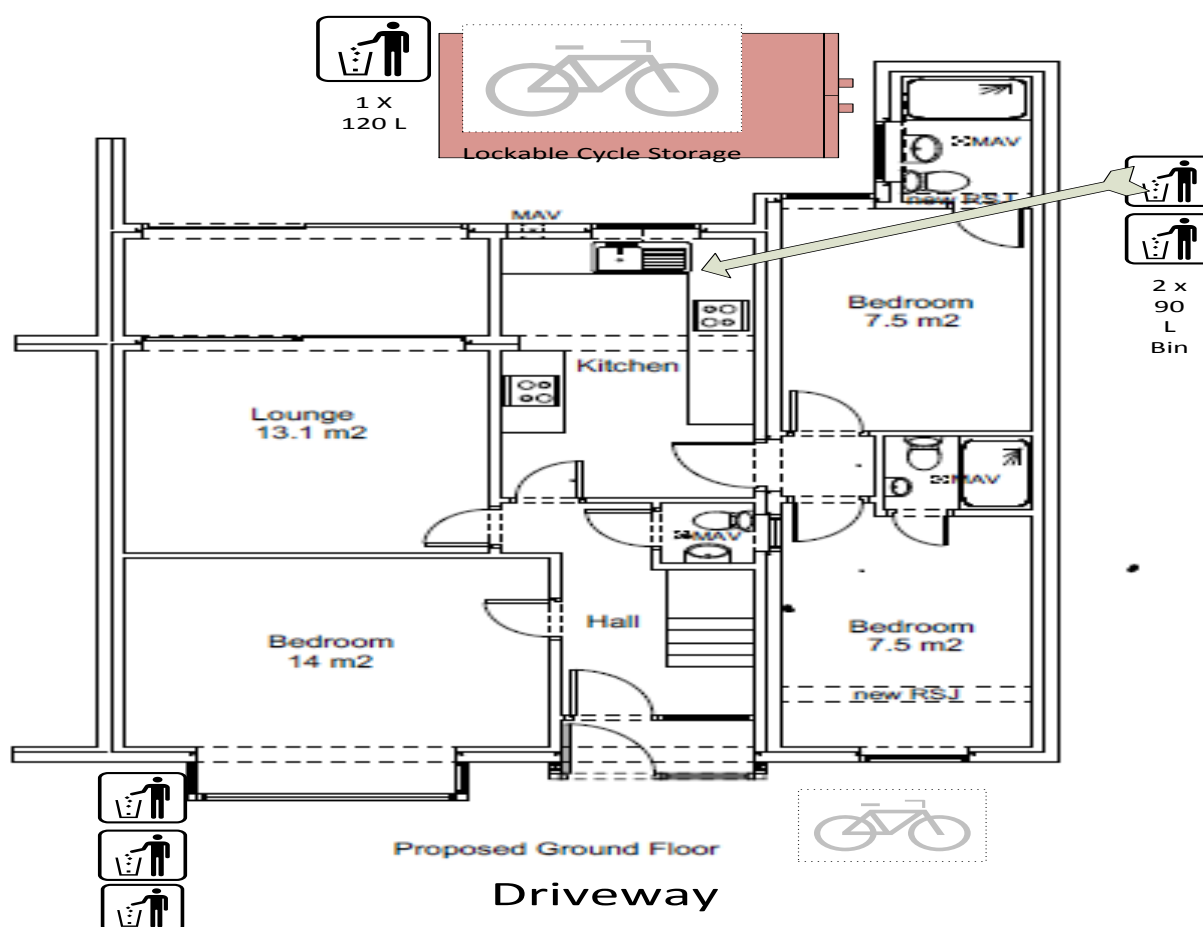


Reading Borough Council
Bridge Street
Reading
RG1 2LU
Dear Madam / Sir,

RE: Discharge of Conditions of Planning Permission 171971 at 14 Boston Avenue, Reading, RG1 6JU

Further to the recent grant of the above planning permission for a change of use from C3 residential dwelling house to a 7 bedroom sui generis House in Multiple Occupation ('HMO'), we seek the discharge of number of planning conditions, and provide the following documentation in addition to the required fee.

We would like to draw attention of planning officer towards excerpt from Planning Inspector Approval Report confirming we already have appropriate Bin & Bicycle storage in place → **"Reason # 7 – The refuse and recycling areas are sufficient and organised and the rear patio on the same level as the house and the good sized rear garden are suitable for sitting out and for cycle storage, the latter over and above the perhaps more incidental use of the discreet cycle stand to the front"**.



Condition 5

Within two months of the date of this Decision details of secure, covered and lockable bicycle storage spaces shall be submitted in writing to the Local Planning Authority for approval. The approved bicycle storage spaces shall be provided in accordance with the approved details within one month of the date of approval and thereafter be kept free of obstruction and available for at all times for the approved use;

Response 5

Purpose Build Secured Cycle storage is located at the rear of the house, which is out of sight from the neighbours, 3 -4 large bikes can be stored this storage. Below are the image of storage . Further there are 4 discrete bike stands located at the front of the property where people can lock their bike using own locks.

Storage Image



SPECIFICATION	
Brand	Asgard

SPECIFICATION	
Colour	Ivory
Construction Material (Landscaping)	Metal
Door Height	1180 mm
Door Width	1140 mm
External Depth	924 mm
External Height	1444 mm
External Width	1832 mm
Fixings Supplied	Fixings Supplied
Garden Storage Product Type	Bike Store

SPECIFICATION	
Internal Depth	810 mm
Internal Height	1440 mm
Internal Width	1725 mm
Manufacturer Guarantee	10 Year Manufacturer's Guarantee (T&Cs Apply)
Model Name	Addition
Nominal Depth	0.9 m
Nominal Width	1.8 m
Outdoor Building Door Type	2 x Doors
Pack Size	1

SPECIFICATION

Parent Colour	White
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Pieces in Pack/Case	1
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Product Type	All-Metal Bike Store
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Resistant Type	Corrosion-Resistant
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Self-Assembly	Self-Assembly
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Total Product Weight	103 kg
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Ventilation Type	Ventilated
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Fixings Supplied. Door size (W x H): 1140 x 1180mm. Internal W x D x H: 1725 x 810 x 1440mm. External W x D x H: 1832 x 924 x 1444mm. Self-Assembly. Weight: 103kg. Before taking delivery, it is recommended that all storage sheds are situated on a firm, flat, level base. Ideally this should be 50mm concrete, tarmac or flagstones (patio). The base should be approx. 2450mm x 1150mm (this product needs approx 100mm clearance at the back from a wall / fence as the top swings out when the lid is lifted)

Discrete Bike Stands Fitted at Front of the house

Sealey Galvanised Steel Wall / Floor Bike Racks



Discrete Bike Racks Fitted at Front of the house



Condition 6

Within two months of the date of this Decision details of the refuse bin stores and recycling arrangements shall be submitted in writing to the Local Planning Authority for approval. The bin storage area shall be provided in accordance with the approved details within one month of the date of approval and shall thereafter not be used for any purpose other than bin storage;

Response 6

Details of the refuse bin stores and recycling arrangements

360 Litre Refuse Bin x 1 Located on the driveway



140 Litre Refuse Bin x 1 Located outside the Kitchen on Patio



2x 90 Litre Bins Located in the Kitchen (Underneath Work Tops)



2 X 240 Litre Recycle Bins located in the driveway



Condition 7

Within two months of the date of this Decision a management plan covering the internal and external communal areas, including the proper use of bin stores and

responsibility for refuse and recycling collection arrangements, shall be submitted in writing the Local Planning Authority for approval. Thereafter the approved management plan shall be adhered to at all times while the property is in use as a HMO

Response 7

Method and HMO Management Plan Attached as separate document

Condition 8

Within two months of the date of this Decision the Council shall be notified in writing of the full postal address of all of the units. Such notification shall be addressed to the Council's Planning Manager at the Council's offices quoting the planning application reference specified in this Decision;

Response 8

Full postal address of all of the units

Room 1 , Ground Floor, 14 Boston Avenue , Reading, RG1 6JU
Room 2 , Ground Floor, 14 Boston Avenue , Reading, RG1 6JU
Room 3 , Ground Floor, 14 Boston Avenue , Reading, RG1 6JU
Room 4 , First Floor, 14 Boston Avenue , Reading, RG1 6JU
Room 5 , First Floor, 14 Boston Avenue , Reading, RG1 6JU
Room 6 , First Floor, 14 Boston Avenue , Reading, RG1 6JU
Room 7 , First Floor, 14 Boston Avenue , Reading, RG1 6JU

I trust that the above is acceptable. Should you wish to discuss matters further, please do not hesitate to contact me.

Regards

Saurabh Gupta
saurabhsentiments@hotmail.com