

68. Elmhurst Road,
Reading
Berks RG1 5HY
17th November 2024

Planning reference

PL/24/0718

2, Northcourt Avenue

Dear Madam,

Whereas I shall be pleased to see a resolution to the aborted development at the rear of the barber's shop, I would like to make the following objections to this application.

1. HMOs are regarded as the least desirable form of accommodation, hence the introduction of regulations when houses are converted into HMOs, so it seems perverse to create a purpose-built one. They are notoriously difficult for landlords to maintain to high environmental standards and the applicant has not got a good reputation in this respect.
2. The proposed accommodation is of the meanest: shoe-box sized rooms and inadequate communal facilities i.e. not enough space for seven people to cook, wash up, launder and especially to dry clothes.
3. Where is the occupant of bedroom seven to wash his or her person? Across the hall in the communal W.C. and hand basin? No bath or shower is shown.
4. The elevations do not harmonise with other local buildings, particularly in the style of the windows, and the flat-roofed, ground floor frontage onto Northcourt Avenue, around which the rest is to be built, will look like an incoherent afterthought.

Yours faithfully

[Redacted Signature]

[Redacted Stamp]

Planning Officer
Planning Department
Reading Borough Council
Bridge Street
Reading RG1 2LU