**Additional Information Cover Letter**

Planning Application Reference: 20/01281/FULL

Address: 70 Princes Road, Hull, HU5 2SE

Hi Laura,

In response to your email dated 4th December 2020, please find the additional information attached:

**1. Existing & proposed floor plans.**

In addition to the above, I would also like to confirm that due to the alleyway to the left of the property, this provides huge benefits for easy access to the waste & recycling bins kept at the rear of the property as well as space and easy access for cycle storage which can be kept undercover and locked in the rear garden. Tenants have access to the rear garden via the alleyway and also via the rear door via the co-living/kitchen area.

Furthermore, I have corresponded with the Principle Environmental Health Officer, Ian Sanders, on the 14th July 2020 to discuss via phone call, the standards expected within HMOs in Hull. This was an extremely useful conversation which covered areas such as;

- Cohesive & non-cohesive groups

- LACORS fire safety

- Room dimensions

- Amenity standards

I can confirm that the guidance provided will be strictly followed if planning permission for change of use is successful to ensure the correct guidelines are implemented for HMO’s in Hull.

If you require any further information please let me know.

I look forward to hearing from you,

Kind regards,

James Coupland