

Contents

1. Introduction

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- 1.1 This statement is produced to support a planning application for a refurbishment of 6 flats at 198 Tilehurst Road, Reading, RG30 2LY.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed and the following plans prepared by The Keen Partnership:
 - 1:1250 Site Location Plan
 - Site Plan
 - Proposed / Existing Floor Plans
 - Proposed / Existing Elevations
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site comprises a Victorian semi-detached property, the property includes 6 vacant flats. The property is located at 198 Tilehurst Road, Reading, RG30 2LY with a shared access to the rear with 200 Tilehurst Road, Reading, RG30 2LY.
- 2.2 The site lies within Reading, a mile outside of Reading Town Centre, West side of the railway line. The immediate locality is exclusively residential in nature, with houses along Tilehurst Road. This site is located off Tilehurst Road with several bus stops and Reading West Station 0.3 miles away.
- 2.3 This Property has existing parking to the front allowing 2 cars.

3. Planning History

- 3.1 As far as we can ascertain in the 1990's a grant was approved for improvement on the property. There is an existing extension to the rear / side of the property, we can not find any information on the planning portal, we assume the existing extension was erected approximately 50 years ago
- 3.2 All flats have been vacated recently, Flats 2 and Flat 7 tenants left in June, for the reason it needs urgent improvements to the property.

4. Development Proposals

- 4.1 It is in urgent need of restoration which would be undertaken at the same time as the rear extension. The proposed improvement to the development includes an extension to the second floor to the rear, on top of the existing extension, to allow more space to the existing flat.
- 4.2 All windows to be replaced with new
- 4.3