

T e k n i d r a f t D e s i g n s

Architectural and Engineering – Designs and Draughting – Consultancy Services

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18.06.2021

For the attention of Alison Amoah

Planning Department
Reading Borough Council
Civic Centre
Bridge Street, Reading
GR1 2LU

Dear Alison

Application No. 210806/HOU

Re: Single storey rear extension, internal alteration

At: 47 Beverley Road, Tilehurst, Reading, Berks, RG31 5PT

I refer to your emails 30.05.21 and 14.06.21 concerning schedule of matters requiring attention and our conversation.

I write to you to address the main queries to the major concerns.

1. The height of the sloped roof:
The height of the main slope now changed with reduction to 3.8m height to include a flat roof section for the skylight. (See drawings at Issue 1A).
2. Views through the skylight will be very limited and require a determined act to see any private activities. This is much less likely to be an intrusion of privacy than overlooking into gardens.
3. Proximity to boundary:
The side wall distance has been set further off the boundary as requested. (See drawings at Issue 1A).
4. RPA - Survey of trees close to the boundary:
A survey of trees close to the boundary was carried out, which highlighted that the one tree (T1) a *Prunus Burlat cherry tree* is 10.43m from the main house (a run of 5.3 fencing panels).
After calculation of RPA plus allowance, the distance from the RPA to the extension will be 4.24m distance away and does not present any concern (see photo 1 – house – tree and fence). T1 is actually overhanging significantly into number 47 garden.
There is one other shrub (S1) a *Salix Integra – variegated willow shrub*, which will be 1.43m from the extension although this is outside of the construction zone and should not be damaged, it is currently overhanging into number 47 garden.
(See drawings at Issue 1A).
5. The building will be constructed to meet all Building Regulations criteria to mitigate all construction concerns.

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6. Please find attached photo (see photo 1 – house – tree and fence) which shows the marked out foot print of 4.5m extension on the lawn to be well short of the shrub also updated plans at issue 1A to reflect changes.

I trust that the information supplied answers all concerns and will be sufficient for Planning Permission to be granted.

Should you require any further information, please contact me.

Yours sincerely

Dudrey Browne

07813004302

Attached:
Updated drawings Issue 1A
Photos