

Planning
Reading Borough Council
(via e-mail:plgadmin@reading.gov.uk)

Ref: cur/admin/01/01

25th March 2021

Householder Planning Application for single storey rear extension to 25 Sheridan Avenue, Caversham, Reading, RG4 7QB

Dear Sirs,

Please find enclosed the following documents to be included as part of a Householder Planning Application submitted via e-mail

- Drawings numbered PL-101/102
- Cover Letter
- Householder Application Form
- CIL Forms
- Application fee: £206.00 will be paid by the applicant on receipt of a planning reference number

The site and surrounding areas:

25 Sheridan Avenue is a detached house with a linked single garage, situated on the southern side of Sheridan Avenue. The site has an area of 0.038ha.

Planning History:

There is no planning history on the site.

Summary of the proposed works:

The applicants wish to extend the house at ground floor level to provide improved accommodation to create an open plan kitchen, dining and family room suitable for modern day living.

The new layout will also provide a study area, whilst we adjust to the new way of life, working from home.

Access and Parking:

There will be no impact to the existing parking or access.

Trees:

No trees will be affected in this application

Impact on neighbours:

The extensions will have no impact on the neighbouring buildings and avoids the 60 degree line of sight. The proposed extension is slightly deeper than a Permitted Development extension, whilst also extending behind the existing garage.

Summary:

The extensions and alterations to 25 Sheridan Close, will provide the house with much needed accommodation to better suit family life in the 21st Century.

We trust you will be in support of the application.

Please feel free to contact me if you have any questions or require any additional information.

Yours sincerely

Natasha Gandhi

Natasha Gandhi RIBA
Director
For **TP**ARCHITECTS