

Planning
Reading Borough Council Civic Offices
Bridge Street
Reading
RG1 2LU

1804/L/01
9th August 2018

Dear Sir or Madam,

103 Blenheim Road, Caversham, Reading RG4 7RP – proposed side extension

This letter is written in support of a Householder planning application for a two storey side extension to the above property.

Context:

No 103 Blenheim Road is a semi-detached two-storey Edwardian house constructed in facing brick with pitched slate tile roofs and painted timber joinery .

The house has been extended previously with a single storey extensions to the side and infilling the space next to the existing outrigger.

The proposals:

The proposal is to construct a two storey side extension, which at ground floor will allow a rationalisation of existing spaces, formation of an enlarged hallway, WC/wet room and enlarged study space. At first floor and loft level the extension will enable each bedroom to be served by an ensuite bathroom/shower room.

Design and materials:

It is proposed to use brick, slate and timber joinery to match the materials and details of the existing house.

Daylight/sunlight assessment and privacy:

The proposal is for a side extension, therefore there will be no impact on daylight to the rear windows of either number 101 or 105. There is evidence of side windows in the south side wall of number 105. However as these have been blocked there is no problem with either loss of daylight or privacy presented by our proposals. However as noted on drawing D04 - Pr Elevations, the proposed first floor and loft side windows will be obscured glass.

Heritage statement:

Not applicable.

Trees:

There are no trees within close proximity of the proposed development.

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Level survey information:

Not applicable.

Access and parking:

There is no alteration to existing arrangements.

CIL:

Refer to attached CIL assessment form.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'BTanner'.

Ben Tanner
Andy Paterson Architects
cc Mr & Mrs Whitfield
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