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Via Planning Portal
Planning Services
Reading Borough Council Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam

Householder Planning Application: 74, Sheridan Avenue, Caversham, Reading, RG4 7QD

The applicant has instructed MJH Architects to submit a Householder Planning Application at the above property.

Permission is sought for a double storey side / rear extension.

The following information is submitted as part of the application:

- Completed application forms
- Site Location Plan
- Existing and Proposed Site Block Plans
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations

The fee has been paid online by the applicant.

The Site

- 74 Sheridan Avenue is a three-bedroom detached two-storey house built in 1956.
- The application boundary measures 347.09 square metres.
- The house is situated within an established residential area.
- The house is located on a predominantly north-west (front) to south-east (rear) axis.
- The plot also includes a detached single storey outbuilding.
- The external walls are faced in brick with feature render wall on the first-floor front wall.
- The roof is hipped on four sides and finished with concrete tiles.
- A flat roofed rear extension was added in 1982.

Planning History

A review of the online planning history shows there have been no previous applications at this address.

The Proposal

- Permission is sought for a double storey side / rear extension.
- The proposed gross external area (GEA) of the extension measures 79.48 sqm. This equates to ground floor = 48.00 sqm and first floor = 31.48 sqm, respectively.
- The proposal will require the removal of the existing single storey outbuilding in the rear garden and the single storey rear extension.
- The proposal includes the enclosing of the recessed front porch and the addition of an entrance canopy.
- The proposal has been designed to present a unified design with the existing dwelling to create a consistent street scene.
- The street facing part of the proposal will have a pitched roof and use bricks to match the existing brickworks.
- The rear part of the proposal is a more contemporary design and includes a partially set back first floor segment.

- The proposal has placed a strong emphasis on sustainable design with solar panels and a sedum roof.
- To complement the contemporary design, an off white render has been used on the rear elevation.
- The proposal has taken into consideration the impact on the neighbouring properties with angled walls that ensure 60 degree and 45 degree rules are not contravened as per the "Design Guide to House Extensions SPD (Supplementary Planning Document)."
- It is considered the proposal will not have a harmful impact on the amenity of the neighbouring properties and will provide a positive contribution to the street scene at the front.
- The proposal is in accordance with the relevant policies of The Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (Supplementary Planning Document).
- The proposal will allow the applicant to future proof the property for their young family and long-term commitment to the local area.

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kate Harris

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Architects
Registration
Board

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