



DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

Our ref. fj/1493/P

25th February 2025

READING BOROUGH COUNCIL
CIVIC OFFICES
BRIDGE STREET, READING
RG1 2LU

FOR THE ATTENTION OF:- ANTHONY SCHOLES.

Dear Sirs,

RE:- LAND AT – 58 BATH ROAD, READING, BERKS, RG30 2AY

Please find attached our planning application for the above development.

This follows our Pre-Planning Application enquiry ref – PL/24/1489, and the positive response received from Anthony Scholes dated 19th December 2024.

Planning approval is sought for the demolition and replacement of the existing detached bungalow, with 5 no. detached dwellings with use of roof space, together with the retention of the existing access point and associated ancillary works.

The application is accompanied by our drawing nos. 1493/P/1 - 11, the Design & Access Statement, the completed CIL form, CGI's, GHA Trees - Arboricultural Report and details, Crossman Associates – Bat Scoping Survey & BNG report, EAS Transport Statement and drawing nos. SK01/SK02, Survey Solutions -Topographical Survey, Affordable Housing 106 Viability Assessment, together with the completed forms and land ownership certificates.

The application fee for £2,890.00 will be paid direct.

We trust these details are acceptable and look forward to receiving your approval in due course.

Yours faithfully,

for **DUSEK DESIGN ASSOCIATES LTD**

F.R. JUCHAU

cc Applicant

DUSEK DESIGN ASSOCIATES LTD

Moor House Farm Estate, Lower Road, Higher Denham, Middlesex, UB9 5EN
01895 831 103 info@dusek.co.uk www.dusek.co.uk