

12 December 2025



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

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Dear Sir / Madam,

Eaton Court, 104-112 Oxford Road, Reading, RG1 7NG
Planning Portal Reference: PP- 14519905

On behalf of our client Eaton Reading Ltd, we submit a full planning application for residential development Eaton Court, 104-112 Oxford Road, Reading, RG1 7NG. Permission is sought for:

The application is submitted electronically through the Planning Portal (Reference: PP- 14519905).

“Erection of a two-storey vertical extension to the existing two-storey western elevation to provide 12 self-contained flats and associated cycle and refuse storage”

Application Documents

The planning application comprises of the following documents:

Document Title	Prepared by
Planning Application Form	Savills Planning
Community Infrastructure Levy Form 1	Savills Planning
Planning Statement - including Affordable Housing Statement, Heads of Terms and Open Space Assessment	Savills Planning
Covering Letter	Savills Planning
Application Drawings	RG+P
Design and Access Statement	RG+P
Landscape Proposals (included in drawings)	RG+P
Air Quality Assessment	AQS Consultants
Biodiversity Net Gain (BNG) Assessment	Arbtech
Statutory Biodiversity Metric	Arbtech
Preliminary Ecological Appraisal and Roost Assessment	Arbtech
Transport Statement	RGP
Daylight and Sunlight Report	T16 Design
Energy Statement	T16 Design
Flood Risk and SuDS Assessment	EAS
Heritage Statement	Orion
Arboricultural Survey	Arbtech
Arboricultural Impact Assessment	Arbtech
Arboricultural Method Statement	Arbtech
Tree Protection Plan	Arbtech

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Bat Emergence and Re-Entry Surveys (BERS)	Arbtech
Viability Statement + Appendices	Bailey Venning Associates Limited

The following drawings have also been submitted to support this application:

Drawing Title	Drawing Number
Site Location Plan	103-225_(SK)200
Proposed Site Plan	103-225_(SK)110C
Existing Ground Floor Plan	03-225_(SK)001B
Existing First Floor Plan	103-225_(SK)002B
Existing Second Floor Plan	103-225_(SK)003B
Existing Elevations	103-225_(SK)009B
Sketch Section – PD Class MA	103-225_(SK)012
Proposed Ground Floor Plan	103-225_(SK)101F
Proposed First Floor Plan	103-225_(SK)102F
Proposed Second Floor Plan	103-225_(SK)103F
Proposed Third Floor Plan	103-225_(SK)104F
Sketch Section – Planning	103-225_(SK)109D
Proposed Elevations	103-225_(SK)111C
Proposed Street Scenes	103-225_(SK)112A

I trust the application provides sufficient information to enable the prompt validation of the application. Should you have any queries or wish to discuss the proposals in the meantime, please do not hesitate to contact me using the details above, or my colleague Chris Brady (chris.brady@savills.com) at this office.

Yours faithfully,



Tom Noble
Savills Planning