

PLANNING STATEMENT

29 March 2025

**PROPOSAL FOR CONVERSION OF GARAGE INTO
HABITABLE SPACE, CHANGES TO FENESTRATION & INTERNAL
ALTERATIONS**

PLANNING SOUGHT FOR:

**45 ANDREWS ROAD
EARLEY, READING
RG6 7PJ**



PROPOSED SCHEME:

This Planning Statement has been prepared on behalf of Mr. Surya Dasari, the applicant / owner of the property at 45 Andrews Road, Early, RG6 7PJ. The application seeks planning permission for conversion of garage into habitable space, changes to fenestration & internal alterations.

The applicant wants to swap the kitchen and dining space at the rear for which the window/door openings needs to be changed and a side window needs to be closed.

SITE AND LOCALITY:

The application relates to a two storey, detached dwelling with gabled roof, located at Andrews Road. The property benefits from a large rear garden which provides the private amenity space for the occupiers of the property and the front garden provide parking spaces. The street scene is residential in character and appearance comprising predominantly of two storey semi-detached & detached properties.

Similar extensions have already been done by many of the neighbourhood properties on Andrews Road & Betchworth Ave.



Property at no. 33 Andrews Road



Property at no. 26 Betchworth Ave



Property at no. 24 Betchworth Ave