

Ms S Walker
c/o 7 Pegs Green Close
Tilehurst
Reading
Berkshire
RG30 2NH

Reading Borough Council
Planning Department
Civic Offices
Bridge Street
Reading
RG1 2LU
27th April 2020

Planning Application: 191757
Site Address: 10 Pegs Green Close, Reading, RG30 2NH
Applicant: Mrs Aishah Akhtar
Case Officer: James Overall

Dear Mr Overall,

In response to the new planning application above, as per my original objection, the points I feel still stand within the new application have been repeated below.

In respect of the planning and the proposed extension, I am not totally opposed to the extension in principle, however I do have some major concerns in the size, loss of privacy, loss of light and its possible intended reason for the extension. My concerns are noted below.

Proposed Rear Dormer: I am unsure as to why a dormer is required on the 2nd floor, as it seems it is not required to give the required head height access into the proposed Children's Den. Moreover, this will directly impact on the privacy of the gardens and its occupants of the neighbouring properties (7, 5, 9, 8 and 6) and potentially gardens of the houses in Water Road and Amblecote Road.

Proposed Ground Floor Layout: The area between the proposed lounge and dining room has not been identified on the plans.

Second Story Extension:

With the large 2-storey wrap around extension to the rear and the distance projected from the rear of the property, although the plans show the 45 degree clearance, this will still be an incredibly overbearing tall building protruding over 2 neighbours to the left and right and will most certainly block out sunlight into the neighbour property, bringing the area into the shade all day long, therefore losing light into number's 9. The height of a building protruding into amenity space will aid in losing light into the neighbouring properties.

Parking:

The Transport Development Report, states to

“To facilitate the proposed parking layout the existing dropped crossing would need to be widened and adjustments made to the landscaping; please note an extended dropped crossing cannot be within 1m of a lamp column. The access will need to be illustrated on revised plans; a license obtained from the Highways Department. Please ask the applicants agent to address the points above so that this application can be fully determined.

As far as I see the plans do not address this point, by widening the crossing to accommodate the drive design proposed, some of the curb would have to be removed, thus taking a public car parking space, the close is very tight on spaces so by removing one to accommodate the plans as the, whilst the applicants replaces theirs with an extension and possibly more cars is detrimental on the entire close.

Other Concerns:

The property is currently being rented by the owner and as I raised in my previous correspondence, I was concerned with the property being used as an HMO at the time, which has since changed but the potential for it to be in the future still remains.

My concerns remain heightened due to the ground floor unnamed room, in close proximity to a full bathroom on the ground floor, alongside many other rooms with the potential to be classed as bedrooms or to become bedrooms, if planning were to be granted in any form, I believe a special planning condition could be sought, stating that the rooms that are not marked as bedrooms on the plans are not to be used for bedroom accommodation and in turn not for it to be utilised as an HMO.

I understand the recent planning application does not reflect my concerns on the potential of an HMO in the future, I do respectfully ask the planning department to look if possible, in your powers to place some sort of restrictions on the planning if planning is obtained reflecting the planning for the property is granted for the use as a single dwelling home and not as an HMO.

I wish to see this application go to committee and my points taken into consideration and refusal given to this planning application.

Yours faithfully

Ms S Walker