

PLANNING REF : 191594
PROPERTY ADDRESS : Council Office
: Pearson Road, Sonning, Reading
: RG4 6UL
SUBMITTED BY : Sonning Parish Council
DATE SUBMITTED : 29/07/2019

COMMENTS:

Sonning Parish Council has carefully considered this application and has the following comments.

The proposal is to fence in the roof of the garage to allow the flat roof to become a terrace with access from the main bedroom. SPC objected to application 161131 for various reasons including the Juliet balcony to the main bedroom due to concerns about overlooking the neighbouring property. The Planning officer dealing with that application said in his report that the balcony would be located in a bedroom and would only offer oblique views into the neighbouring garden. Oblique views from bedroom windows into the rear gardens of neighbouring properties are not uncommon and are not usually considered to result in significant impacts in terms of overlooking.

This proposal follows enforcement action taken after objections were made about the owners of Little Shire using the Juliet balcony to access the garage roof in order to use it for entertaining. This led to overlooking and noise nuisance to the neighbouring property.

The proposed use and enclosure of the garage roof is out of character with the area and would set a precedent. It would be highly visible from the neighbouring garden and require high maintenance to prevent overlooking. As the roof has already been used for entertaining guests, and this had generated noise and nuisance to the neighbour, it must be assumed that this is the anticipated use.

In conclusion the Parish Council considers that this proposal is of more concern than the Juliet balcony and presents more opportunities for overlooking and, additionally, noise. This is likely to lead to a reduction of the neighbours existing privacy and, with the noise pollution, would impact on their existing amenity, contrary to CP1.

For all the above reasons Sonning Parish Council urges refusal of this proposal.

L. A. Bates (Clerk to the Council).