

PLANNING REF : 241900
PROPERTY ADDRESS : Acorns
: 2 West Drive, Sonning, Berkshire
: RG4 6GD
SUBMITTED BY : Mr Gordon Jones
DATE SUBMITTED : 11/11/2024

COMMENTS:

Objection to Revised Planning Application Number 241900
Site address: Old Bath Road, Sonning

My fundamental reason for objecting is that the proposed development is situated in totally the wrong place for the target buyers and for the local community and Sonning. It is extremely disappointing that the strong objections to the previous application still resulted in the Council approving the application. All the problems and concerns stated in the previous objections are bound to multiply with the

removal of an age limit. The proposal to vary the S106 to remove the age-related occupancy restriction is completely unacceptable. Too high density:

The construction of three large three-storey buildings for 57 apartments on a site currently occupied by three houses, in large gardens, will create a very high density of housing that is out of keeping with the immediate local area and Sonning in general. This is a countryside area with large houses and spacious gardens that continues to be assaulted by development companies.

Increased population density leads to more traffic, noise and disruptions to the local community. With no restriction on the age of residents, there will be a wider range of lifestyles, affecting the local area. The proposed changes will place additional strains on local infrastructure, including roads, schools, and healthcare services, many of which may not be equipped to handle the increased demand.

Intrusive to neighbours:

With three stories, those apartments with balconies will overlook adjacent properties and will be intrusive to the owners of adjacent properties.

This proposal will introduce significant increases in noise and intrusion to the lives of the immediate neighbours with no advantages at all. The changes will lead to increased visibility into neighbours' properties, severely impacting their privacy. The original plan focused on a quieter demographic and these changes will have a major impact on the tranquillity of the area.

Shortage of car parking:

The 57 properties with over 100 bedrooms have limited car parking spaces. To remove the age-related occupancy restriction will increase the number of vehicles owned by residents and create increased parking problems on site for residents. In addition, this will create more parking problems for delivery vans and visitors. This will then cause problems outside the site for other residents in the area.

Increased traffic in a confined area:

The removal of the age limit will result in more people with families occupying the estate. This will without doubt bring about a

significant increase in both traffic and parking demands as stated earlier. The local roads are already very busy, and additional vehicles will lead to congestion and safety issues with increased noise and pollution. Access to the busy A4 will be difficult, especially at weekends when the local sports fields are in full use. I urge the planning committee to consider these points carefully and to reconsider the suitability of the proposed changes to the cation. It's essential to ensure that any development preserves the character and quality of life in Sonning and adequately supports the needs and expectations of its existing residents.

Gordon E Jones

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