

PLANNING REF : 251536
PROPERTY ADDRESS : 14a Grovelands Road
: Spencers Wood
: RG7 1DP
SUBMITTED BY : Mr Nigel Boyer
DATE SUBMITTED : 10/07/2025

COMMENTS:

I am writing to object to Planning Application 251536 on the following grounds:

Proximity to Boundary Fence

The proposed garage is shown to be constructed almost directly on the boundary line shared with my property. The submitted plans do not account for the overhang of the eaves and guttering, which would likely extend beyond the wall and encroach onto my land. This raises concerns about future maintenance access and potential boundary disputes.

I respectfully request that the garage be set back by at least one meter from the boundary to conform with good design standards and to allow for proper maintenance of both the fence and the building.

Excessive Ridge Height

The proposed ridge height of the garage is excessive and would have an overbearing impact on my property. A shallower-pitched roof should be considered to reduce the visual dominance of the structure.

If the original roof pitch is retained, I request that a trellis fence topper be installed along the full length of the existing close board fence between our properties. This would help mitigate the visual impact and provide additional screening.

I further request that this mitigation measure be secured as a pre-construction condition of any approved planning permission.

Overlooking Roof Window

I am particularly concerned about the proposed roof window, which would directly overlook my bathroom window. This presents a serious privacy issue.

There would be no objection if the roof window were relocated to the opposite side of the ridge line, where it would not overlook any habitable or private rooms.

Placement of PV Panels

The proposed photovoltaic (PV) panels are currently planned for the garage roof. However, this location is less suitable due to potential shading from proposed planting and its distance from the main electrical distribution units.

I recommend that the PV panels be relocated to the roof of the main house, which would be more efficient in terms of energy generation and connection, and less visually intrusive.

For these reasons, I respectfully urge the planning authority to refuse the application in its current form or require revisions that address the concerns outlined above.