

PLANNING REF : 250524
PROPERTY ADDRESS : 16 Hilltop Gardens
: Spencers Wood, Berkshire
: RG7 1HQ
SUBMITTED BY : Mrs Dawn Pickess
DATE SUBMITTED : 21/03/2025

COMMENTS:

I wish to object to this planning application for the following reasons:

- 1) It is not clear from the plans how close this structure will be from the boundary with mine and my neighbour's property. The boundary wall is only 2m tall and this proposed structure is 2.9m. This will overshadow the properties in Hilltop Gardens. I am concerned the dimensions of this are in excess of allowable garden outbuildings regulations and planning rules in terms of size, especially the height.
- 2) The application states that the site is 30m from the applicant's house but this would only be 9-10m from my property, even less from my neighbour's property (number 15) so I am concerned about potential noise and disturbance from having someone living in this structure. Also I am concerned about loss of privacy as we cannot enjoy our own gardens or have windows open as we currently do, if someone starts living in an outbuilding so close to my property. This could affect my family's quality of life.
- 3) The plans propose a shower cubicle, kitchenette and WC in the structure however no details have been given about the drainage and waste removal plans for this. In the absence of a drainage plan I am concerned about potential foul smells and foul waste not being properly removed which could cause a health and safety risk for neighbouring properties. I believe a drainage plan should be properly submitted for review.
- 4) I am also concerned about the potential fire risk associated with cooking facilities of a kitchenette in a wooden building which would be so close to the neighbouring garage at 15 Hilltop Gardens (which borders my property).
- 5) The plans include guttering but no details of how the surface run off water from the outbuilding roof would be drained away. The gardens in this area are very waterlogged during the winter months and I am concerned that inadequate drainage will negatively affect my garden and potentially property through flooding. See point 3 about needing a proper drainage plan.
- 6) No other surrounding property has large garden outbuildings, only average sized garden sheds or garages separate to the houses, so this is inconsistent with the surrounding area. Also no other neighbouring properties have ancillary living accommodation in their garden, so again also inconsistent with the immediate existing area.
- 7) I feel it is unsuitable to build an garden outbuilding which is intended for permanent living in perpetuity as future uses could not be guaranteed, for example if it were to turn into a business like AirBnB in the future, or new home owners change the use.
- 8) There is no detail given about the impact on the existing trees and their roots.