

PLANNING REF : 250261
PROPERTY ADDRESS : 4 Montreal Terrace
: Twyford, Berkshire
: RG10 9ND
SUBMITTED BY : Ms Gemma Gerzon
DATE SUBMITTED : 25/02/2025

COMMENTS:

We are next door neighbours to 3 Montreal terrace and object to the scheme on the following grounds:

- Overbearing nature
- Potential loss of light
- Negative impact on the conservation area due to the scale of development

The height and width of the proposed extension will be out of keeping with development of the pre-existing terrace. We believe that the height of the new roof will exceed requirements set out in the borough design guide. In terms of the length of the extension away from existing structure we also understand the extension will not comply with the borough design guide which is even more important for conservation areas.

As a neighbour we object to the overbearing nature of the extension in height and width which will directly impact on our property and create an oppressive environment with potential for loss of light to our garden and back doors.

Overall we enjoy the nature of the conservation area where modest development is encouraged. The extension would be overly dominant and would set a new precedent for this row of terraces. Previous planning applications have refused an extension of this kind of scope with revisions being made.

These include:

4 Montreal terrace (application number 152289) was scaled back from an existing full width extension and was amended to ensure the extension had one metre distance from boundary wall.

2 Montreal terrace (application number 161101)-was revised from a full length extension to have a small orangery extension in line with other houses and have a 450mm space from the boundary wall.

Finally any new development that is to go ahead we would wish to be consulted on any building works that would affect our property in respect of structural and ventilation requirements.