

Planning ref: 252886

Property address: 63, Eastcourt Avenue, Earley, RG6 1HH

Submitted by: Mr R. Ross

Following revisions made to the above application where the two-storey element has been reduced in size as has the single storey rear extension been reduced. I would point out the following: -

Overall design

- The revised plans still show the extension adjacent to the boundary line, creating a 'terracing effect' with my property. As stated in the local design guide, it's acknowledged that this is 'harmful to the character of an area' as it gives an almost continuous built frontage. This also leads to other issues: -
 - Whilst not a direct planning consideration, there is still the practicality of building the two-storey extension adjacent to the boundary line and the potential damp issue that may arise as a result. This is a clear material consideration that should be considered. An application should not be approved, if there has been no consideration as to how the proposed new extension gets built without creating issues for both properties both during the course of the build and after its construction.
 - There is no visual gap that will allow for maintenance to either property. It will be impossible to gain access via 100/150mm. Driven rain down any wall is an issue, if there is not adequate room for these areas to 'dry out.'

Despite the revisions made, I am still objecting to the application. The close proximity to the boundary makes any extension adjacent to my property overbearing. Furthermore, it would set a precedent for other properties to essentially 'terrace' the street scene. A visual gap of even 800/1000mm would allay any further concerns.