

PLANNING REF : 252385
PROPERTY ADDRESS : 4 Bigshotte Court
: 4 Bigshotte Court, Crowthorne, Berks
: RG45 6WR
SUBMITTED BY : Ms Perven Maan
DATE SUBMITTED : 31/10/2025

COMMENTS:

I note from the plans submitted that they do NOT accurately reflect the ownership/boundary lines of Plot 2, Bigshotte Court. A large part of the area outlined in the application is designated as a Woodland Area, owned collectively by ALL Six houses in the development and NOT exclusively owned by 2 Bigshotte Court. The Council placed a covenant on this Woodland Area to restrict building or any sort of development.

There are two designated Woodland areas on Bigshotte Court Development and I bought into this site on the understanding these areas would be protected from any future development.

Please refer to the Official Land Registry Document Titled T23/10/1100 for a detailed outline of the "actual" property boundary.

The "Existing Block Plans"; "Location Plans"; "Proposed Block Plans" and "Proposed Landscape" all attached to this application are INCORRECT. All four documents need to be re-submitted with the official land registry boundary ownership lines, so that the planners can make a decision based on accurate information.

Assuming the proposed outbuilding is contained purely within the owner's property boundary, then the garden unit is so large (approx.40ft x 14ft) it is practically a single dwelling house. It is NOT relative or subservient to the main house.

I would not object to a smaller garden room being built, on the understanding that it cannot later be converted into a single occupation dwelling.