

PLANNING REF : 260895
PROPERTY ADDRESS : 29 Blackstone Way
: Reading
: RG6 1FF
SUBMITTED BY : Mr Muthiah Palaniappan
DATE SUBMITTED : 19/05/2026

COMMENTS:

I wish to object to this householder application for a single storey front and side extension to the existing detached garage on the following material planning grounds:

1. Conflict with the Wokingham Borough Design Guide (SPD)

The Borough Design Guide requires extensions and outbuildings to be subordinate to the host dwelling and to respect the established character and rhythm of the street. Extending a detached garage on both its front and side elevations risks producing a structure that is no longer clearly subordinate and that disrupts the consistent building line characteristic of Blackstone Way and the wider Earley residential area.

2. Harm to the street scene and visual amenity (Core Strategy

Policy

CP3)

Front extensions are particularly sensitive because they are highly visible from the public realm. Projecting the garage forward of its current position would create a more prominent and dominant frontage that is out of keeping with neighbouring properties, contrary to CP3's requirement that development respects the character of its surroundings.

3. Overdevelopment of the plot

Extending a detached garage on two elevations materially increases the built footprint and erodes the spacing between buildings that gives this part of Earley its open suburban character. This represents overdevelopment of the curtilage.

4. Precedent

Approval of an unusual front-and-side extension to a detached garage would set an undesirable precedent for similar proposals in the street, with cumulative harm to local character.

For these reasons I respectfully request that the application be refused.