

PLANNING REF : 251292
PROPERTY ADDRESS : 54 Antrim Road
: Woodley, Reading, Berkshire
: RG5 3NT
SUBMITTED BY : Mr Luke & Erica Pagan
DATE SUBMITTED : 29/06/2025

COMMENTS:

We have reviewed the frontal extension planning permission for 52 Antrim Road and we currently have some reservations due to the proximity to our property (54 Antrim Road) and the fact that some light will be blocked to our lounge living area.

We currently object to the proposed plans as they are until the following points have been clarified and where necessary mitigated:

1. What is the proposal for the site boundary going forward?

Currently there is a wire fence with concrete posts that are the responsibility of number 52. Will this remain intact or be removed and replaced? It is currently unclear with no design submitted.

2. The current and proposed site plan has the boundary between our properties incorrectly drawn. It shows on the south view that the boundary cuts through the front of our property (number 54) by approximately 25cm. This is incorrect and requires correcting. The site boundary is the edge of the front of our property that offsets the front on number 52. The chimney extensions are also not directly on the site boundary as they overlap slightly (the current plan is misleading in that respect as our chimney is inline with the edge of our property from the south side).

3. What is the offset from the site boundary (edge of our property) to the new frontal extension wall? This dimension is missing from the

proposed plans. To be clear, the new extension should not encroach on to our side of the boundary and builders should not encroach our land during building work (without prior agreement). Any damage to our front garden would require compensation.

4. What is the expected timeframe for completing the proposed extension and what mitigations are being put into place to prevent noise disruption and building dust/dirt covering our front drive and house?

5. Is the brickwork and roofing going to be in identical to the current property and street? Or is the new brickwork going to look out of place and not in line with Part 2 of the West Berkshire Quality Design Supplementary Planning Document?

If the above points are rectified then we would have no basis to object.