

PLANNING REF : 242339
PROPERTY ADDRESS : 85 Wilderness Road
: Earley, Berkshire
: RG6 7RF
SUBMITTED BY : Mr Andrew Holden
DATE SUBMITTED : 13/11/2024

COMMENTS:

Whilst we have no objection in principle to our neighbours extending their property, unfortunately we must object to these plans. This is primarily on the basis that the extension is proposed to be built directly on the boundary with our property, 85 Wilderness Road, to a height of at least 3m across a 13.5m length and 5.4 m (to eaves) for a proposed upper storey over a shorter length. The upper storey is only marginally set back.

This will be significantly overbearing to our property and back garden.

The proposed extension will also pose a significant threat to 3 mature holly trees, which are not shown on the plans, are situated just 30cm from the proposed build line and provide a screen between the two properties.

We have other concerns regarding loss of privacy and other matters.

We would have no objection to an extension set back further from the boundary, constructed in a way that will preserve the existing mature trees.

Overbearing

The single storey extension appears to be approximately 3.2 metres tall to parapet height and is proposed to be built directly on the boundary with our property, for a length of over 13.5 metres. This compares to the existing garage on the boundary at a height of approximately 2.4m, over a much smaller distance. This increase in height, along such a significant distance of the boundary and extending far back into the garden, will be overbearing.

In addition, whilst the upper storey is set back to the boundary by 0.9m to the front of the property, the boundary moves inwards towards the back of the plot. For the vast majority of its length the upper storey is therefore far closer to the boundary.

Overall, we will be faced with a 13.5m length of boundary 3.2m high, with 7.5m of this to a height of 5.4 metres (to eaves level).

At its closest point, the proposed extension will be less than 3.4 meters from our property, leaving a narrow, dark area between the properties, starved of light.

Again, we consider this to be overbearing - resulting in a vast stretch of blank brick wall towering over our garden.

Furthermore, several mature trees very close to the boundary are not shown on the plans. A three-trunk mature holly is just 0.3m from the proposed build line and a mature pittosporum 2.4m from the build line.

These trees are well over 25 years old and form an important privacy screen between the 2 properties - we are particularly concerned that construction work would destroy the holly trees. The holly forms the main tall screening between our property and the proposed double storey extension. If lost these trees will be impossible to replace since there would be insufficient light in the remaining narrow area between the properties. The loss of any of these trees would further exacerbate the overbearing nature of the planned extension.

Overlooking

We note the rear elevation shows the addition of a rear facing upper storey window to the existing structure, plus the addition of further window to this elevation. Both will have views across our rear garden with resulting loss of privacy.

Wildlife & ecological impacts

The trees noted above are important to wildlife, with birds nesting in them each year. The plans pose a huge threat to the survival of the holly trees.

Parking, highway safety and traffic impact

Whilst the plan shows space to park three vehicles, there is insufficient space for vehicles to turn within the property. This would mean vehicles backing onto Wilderness Road, a busy main road and very close to the mini roundabout with Beech Lane.

Ventilation to the property

We note the plans show a ground floor utility room with cooker, shower room, kitchen cooker and upper storey ensuite shower room. The location of gas boiler is not shown. The plans do not show how ventilation/extraction will be provided - we are keen to ensure that these do not discharge directly into our property.