

Neighbour Objection Supporting Documentation

REF:

Planning Application Number

251559

(This is a resubmission of a previous planning application No 250730)

Referring to a Planning Application made for:

The Proposed Extension to:

25 Colemans Moor Lane

Woodley

Wokingham

RG5 4BT

**Objection basics submitted online, and within this supporting document
by**

Miss Melissa Grange

23 Colemans Moor Lane

Woodley

Wokingham

RG5 4BT

1. Setting



- 1.1 Coleman's Moor Lane in Woodley, Reading is characterised by a mix of residential properties, including semi-detached and detached houses, all featuring traditional UK style design, construction and materials
- 1.2 The site requesting planning permission is number 25 as shown by the red boundary lines below, and my property is number 23 shown by the blue boundary lines below



- 1.3 The houses below (circled yellow) were all built post war to the same/similar style and use the same materials, although some have since had extensions and alterations. Satellite imagery and Google Earth street view images of these properties can be seen below



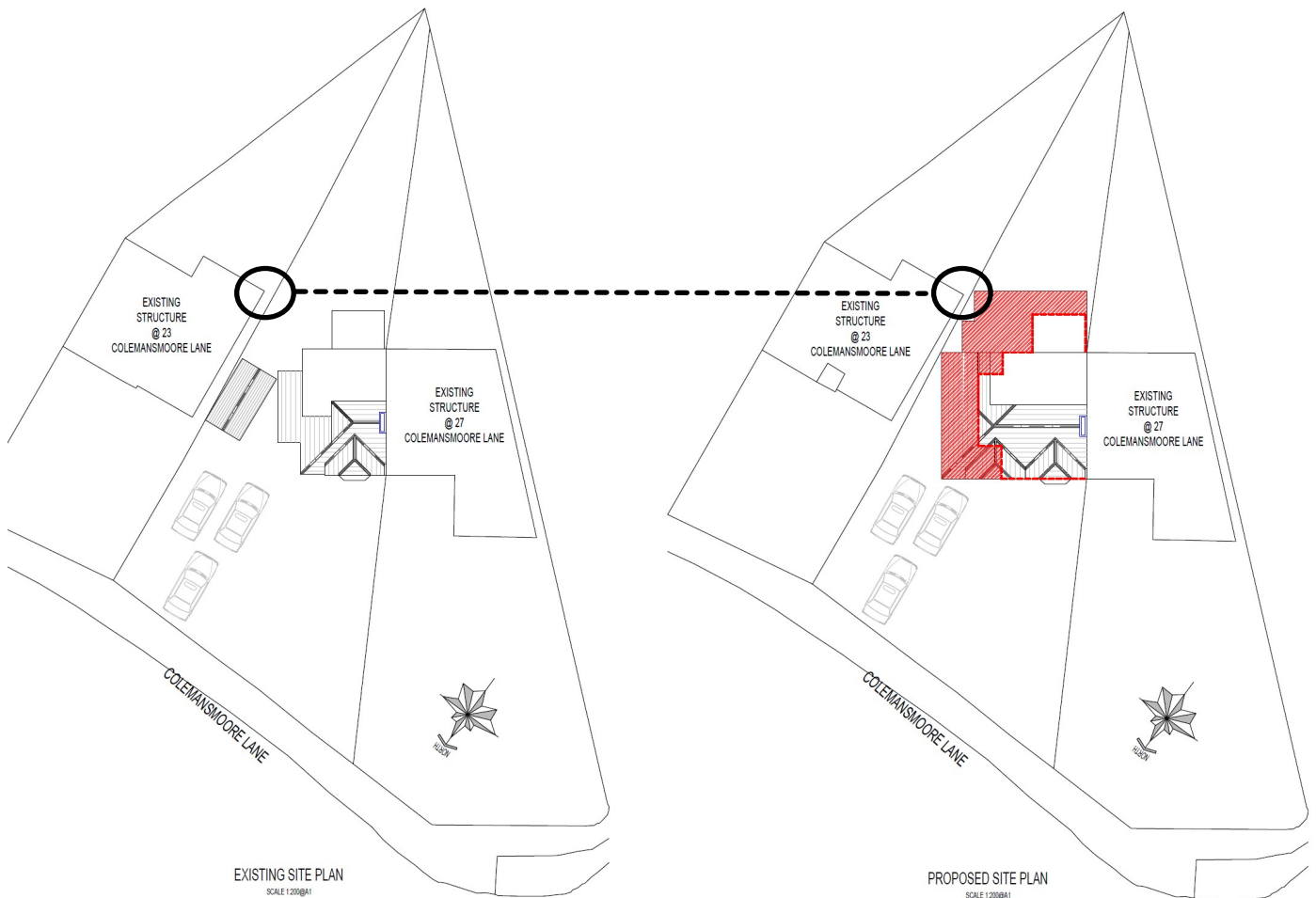
- 1.4 It can be noted that this collection of houses (as well as others in the street) are sympathetic to the surroundings and contribute positively to the character of the area.
- 1.5 The mass and height of the buildings are not overwhelming and the balance and rhythm of the street is maintained in terms of the relationship of the buildings and the space between one another.
- 1.6 You will note that properties 23, 25 and 27 all suffer from very small, triangular rear gardens as a side effect of being built on a corner/bend in the road
- 1.7 The properties share a number of design features such as hip and valley intersecting roofs forming dormer style windows. The eaves are built upon from ground floor ceiling level, giving a feeling of a building with a low roofline profile such as a bungalow



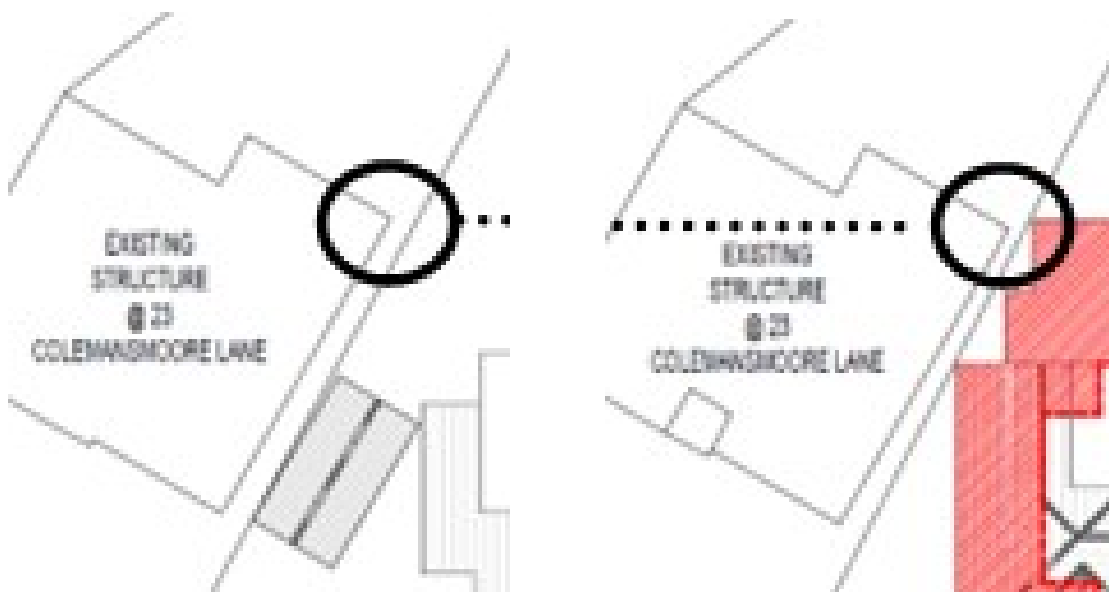
2. Quality of the drawings. Highlighting the inconsistencies and poor submission

Whilst I don't see it as my job to highlight the problems with the quality of the drawings I have to raise these so the plans are clear in their intentions so that ourselves and the planning department are clear over what is being applied for

- 2.1 Drawing **25CL-HPA/10022025/REV-D-2/2** showing the site plans have an inconsistency of width of passage on my side of the boundary. The *existing site plan* shows a wider width of passage to the South side when compared to the same location on the *proposed site plan*. Given that the proposed scheme intends to build right up to the marked boundary line this is of serious concern. Both drawings show the same scale of 1:1200 at A1



Enlarged below for clarity

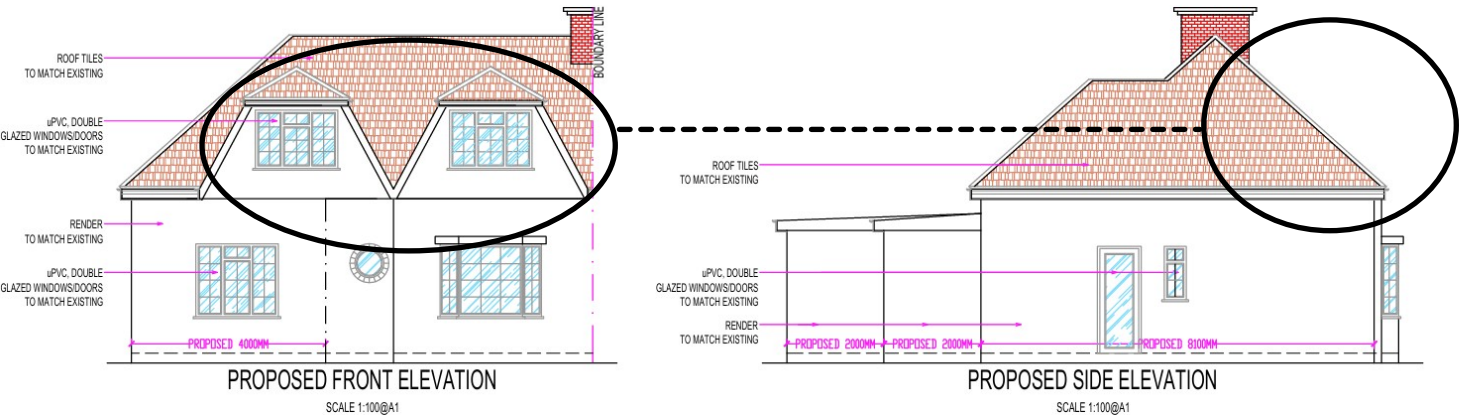


2.2 Drawing **25CL-HPA/10022025/REV-D-1/2** and **25CL-HPA/10022025/REV-D-2/2** both reveal the same drawing dates and basic file name which contains a number format which reveals the date of 10th February. Whilst this appears to have no real consequence it is a known practice of architects to submit wild plans in the first instance in order to get their true intentions passed. On the second submission It would appear that these drawings were drawn at the same time... or if we give them the benefit of the doubt they forgot to fully update the title block

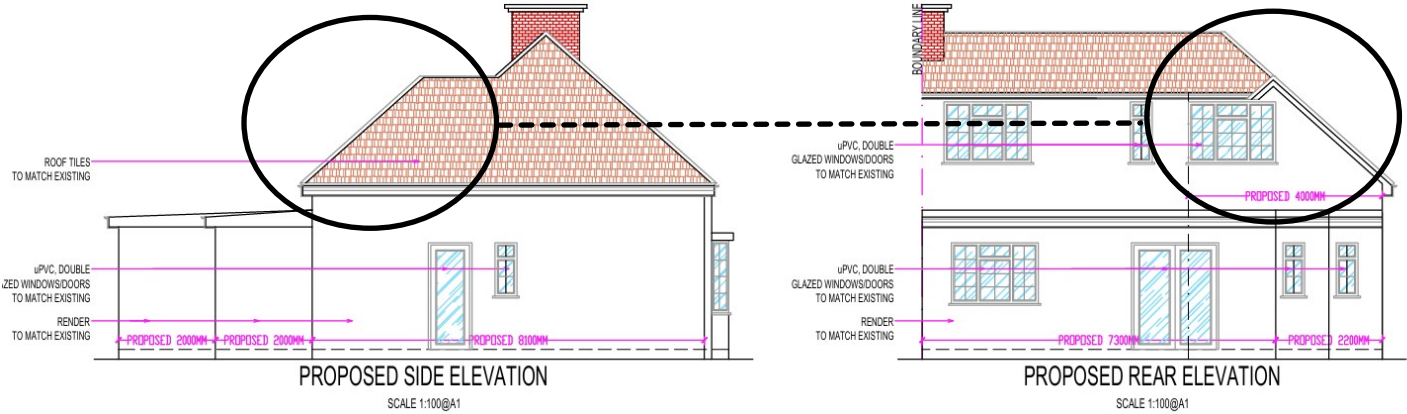
DRAWING NO.: 25CL-HPA/10022025/REV-D-2/2	
DATE: 10 FEBRUARY 2025	
SCALE: 1:200 & 1:1250 @A1	
DRAWN BY: sc	CHECKED BY:

DRAWING NO.: 25CL-HPA/10022025/REV-D-2/2	
DATE: 10 FEBRUARY 2025	
SCALE: 1:200 & 1:1250 @A1	
DRAWN BY: sc	CHECKED BY:

2.3 Drawing 25CL-HPA/10022025/REV-D-1/2 has a couple of issues. There could well be more. I’ve only focused on those that cause issues producing a block drawing.



2.3.1. The rear First Floor Bedroom 3 window appears to occupy both a flat wall surface *and* a sloping surface of roof. This can be seen when comparing the proposed side and rear elevations



The resulting 3D model shows the error in an easier format to understand. It is either a sloping section of roof as shown on the side elevation; that the window cannot possibly occupy or that portion of wall /roof must align with the main wall containing the 3 windows on the first floor. I would assume it is the latter but needs resolution and clarity



3. My Objections to the Planning Application at Number 25

- 3.1 I still feel that the scale of the proposed alterations are completely disproportionate to the size of the properties of the same design in the street. See figure 1 below
- 3.2 The area of the proposed alterations are completely disproportionate in scale to the original footprint of the original house and its current existing footprint. See figure 1 below

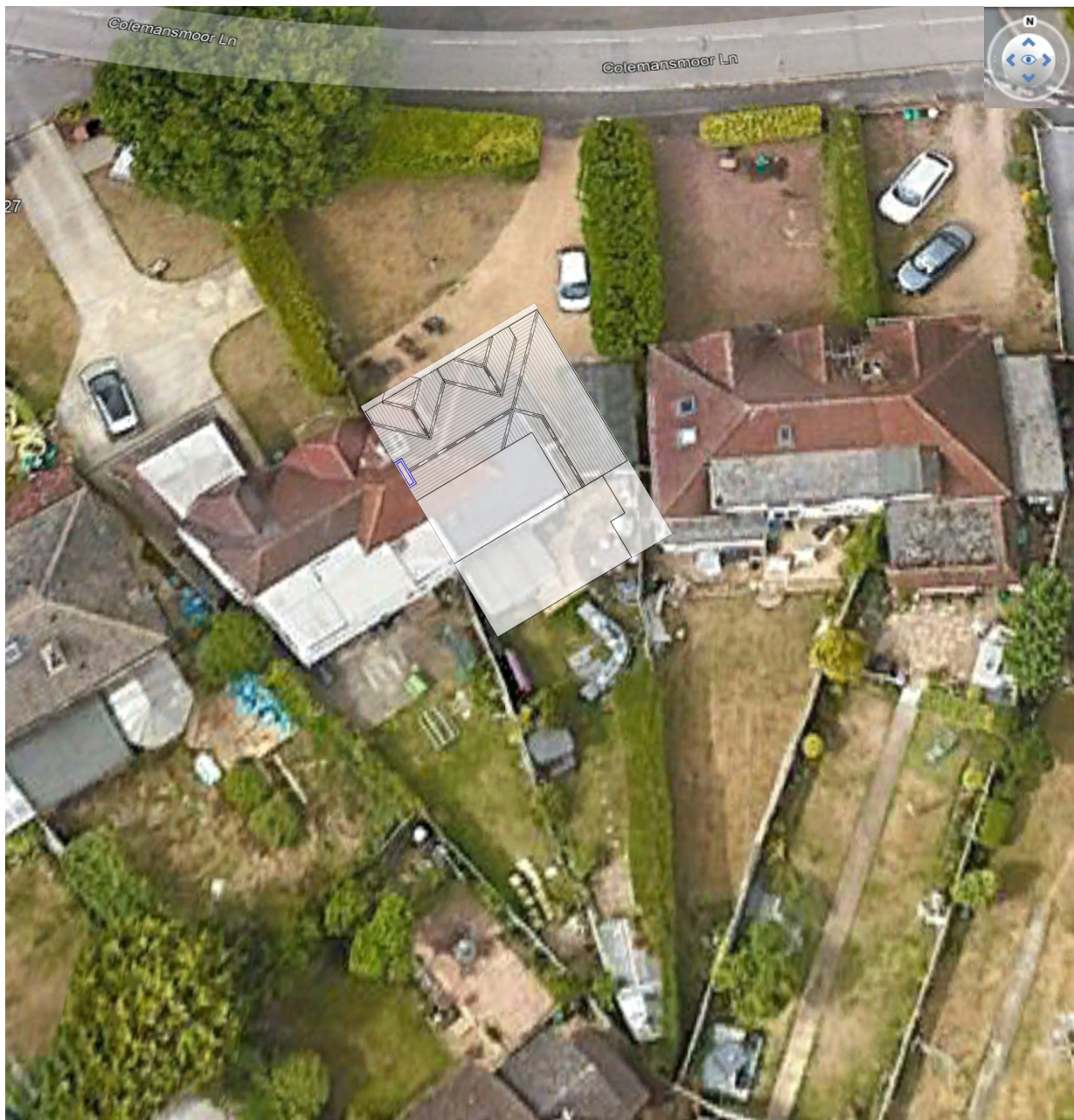


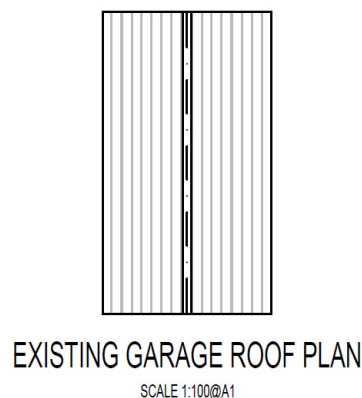
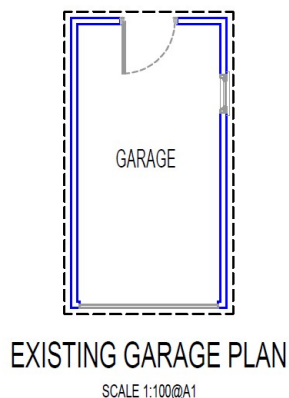
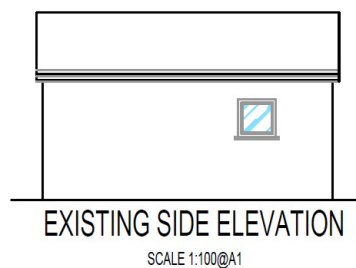
Figure 1

- 3.3 The proposed refreshed application remains a cumbersome attempt to maximise floor area in the most cost effective manner open to them, and the architect has in no way attempted to scale the proposed alterations to be in keeping with the rest of the houses on the street. As per your borough design guide documentation; ***For properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area***
- 3.4 The embedded measurements on the drawing appear inaccurate when compared to what is measured on site and then verified against the dimensions of the length of my West facing gable wall and again on plans drawn up for my own West facing extension. Based on these measurements the proposed extension crosses my boundary line. The inaccurate boundary line can be seen in figure 2 overleaf, demonstrated by a string line, and illustrates just how much of my garden has been compromised.

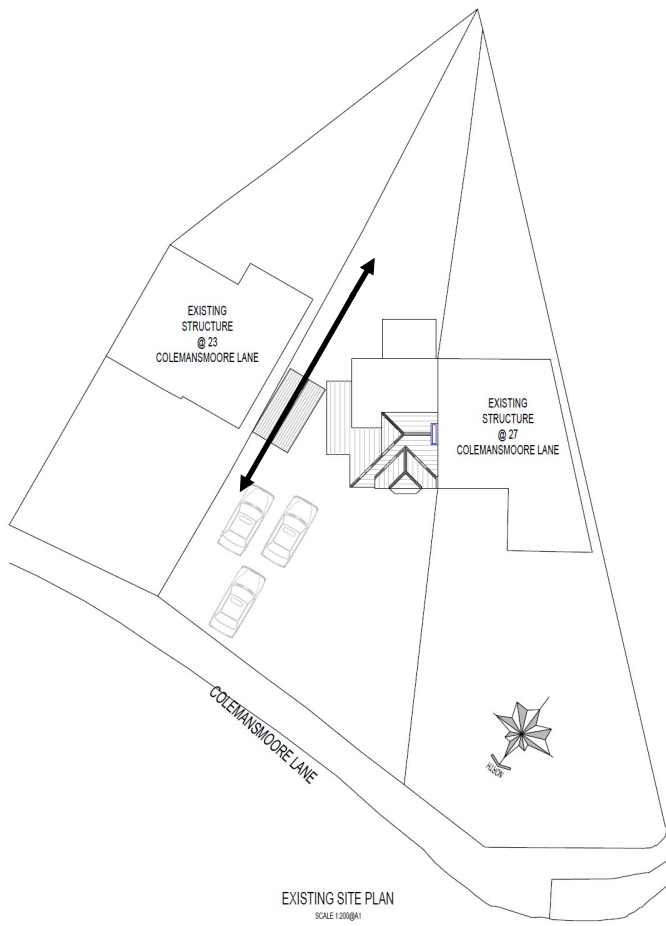


Figure 2

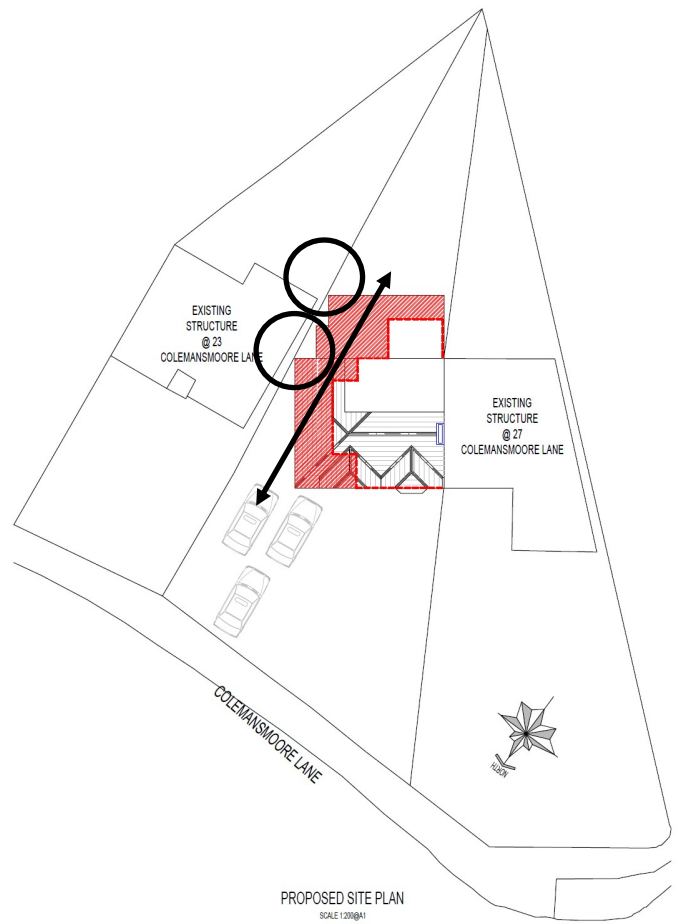
- 3.5 The proposed ground floor North East facing walls at worst cross my boundary line (as previously mentioned) or at best (assuming their drawing measurements are accurate) touches our boundary line in two places. As per your borough design guide documentation; **A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width.** See figure 3 overleaf. Access to their rear garden to maintain the currently 4.5 metre high hedge of theirs (that is never maintained) would be impossible but for green waste to be transited through the house. This seems an unlikely action and invites potential future dispute. Currently, the detached side garage offers access between front and rear gardens for wheely bins, (as well as a small passage between the garage and the house) but in the proposed scheme this is to be demolished and any access between front and rear gardens completely blocked by the new design



Currently, the front and rear doors on the detached Garage offer full access between front and rear gardens



FULL ACCESS BETWEEN FRONT
AND REAR GARGDENS



NO ACCESS BETWEEN FRONT AND
REAR GARGDENS

Figure 3

- 3.6 The large proposed extension to the side and rear of the property will greatly impact the enjoyment of my garden and is out of scale with similar properties in the street
- 3.7 The gardens of 23, 25 and 27 Colemans Moor Lane all narrow to a point. Building vast extensions that encroach to the side and further down the garden will have a negative impact on us all, making the gardens feel even smaller. The scale of the proposed plan will unbalance the ratio and proportion of building area to garden area.
- 3.8 The existing property has grown over time since it was built, and the proposed alterations are completely out of character to its origins, unsympathetic to its surroundings, and completely lack considerations of appropriate scale and proportion. See figure 5 below which provides a visual image of the buildings development over time. The proposed alterations completely overshadow and overwhelm the character of the original house which would be lost

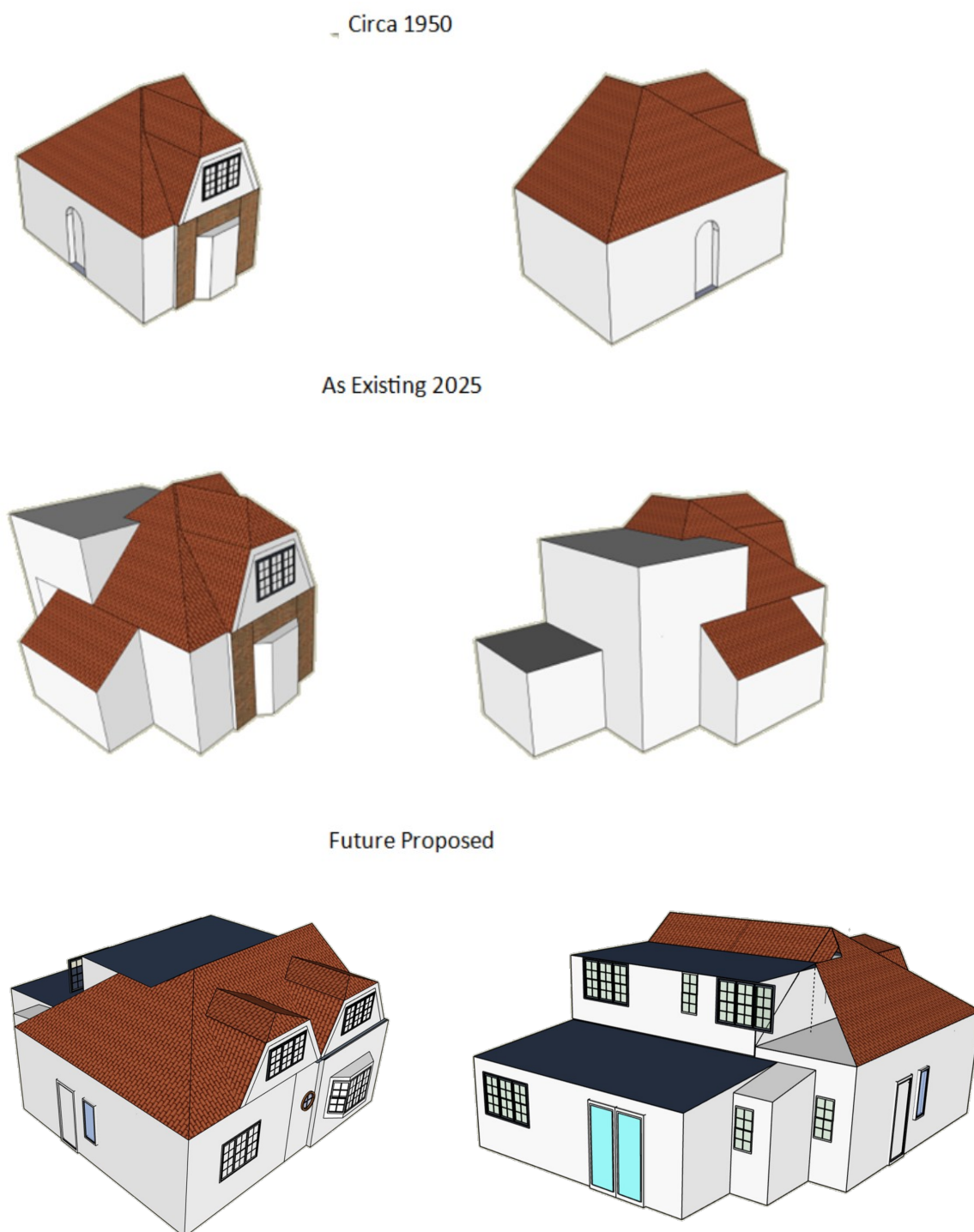


Figure 5

3.9 Statistical data on floor area increases and the impact on rainfall to ground over time

As Originally Built



FOOTPRINT (M2):

92 M2

ROOF AREA (M2)

44 M2

AVERAGE ANNUAL RAINFALL TO GROUND FROM ROOF

33,200 Litres

As it Stands 2025



FOOTPRINT (M2):

109 M2

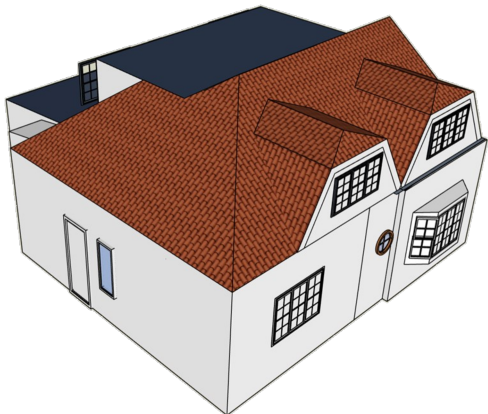
ROOF AREA (M2)

64 M2

AVERAGE ANNUAL RAINFALL TO GROUND FROM ROOF

46,280 Litres

As Proposed



FOOTPRINT (M2):

191 M2

ROOF AREA (M2)

111 M2

AVERAGE ANNUAL RAINFALL TO GROUND FROM ROOF

84,500 Litres

Figure 6

3.10 The communal drain owned by Thames Water was constructed at a time when all of the houses in the street had smaller roofs and fewer bathrooms. The drainage is a constant source of problems for us and Thames Water due to its size. It was sized for a different time when the soil and waste demands of the properties were considerably lower. My property has two known manhole covers that form a junction for the adjacent houses. The drainage system will be under much heavier strain due to:

1. The additional bathrooms and WC's under the proposed works
2. The huge increase in additional roof area directing even more water to ground by
 - A. directly plumbed into the drainage sewer causing more frequent and large scale issues
 - or
 - B. to soak away into the surrounding ground cover with the potential for subsidence and damp issues

Figure 8 shows the natural fall of the land and it can be seen that any rain left to naturally soak away will flow in the direction of my property

For context, the existing roof area of number 25 will on an average year collect 46,280 litres of rainwater annually and disperse this through its downpipes to ground, whilst the proposed roof with its much larger area will disperse an average of 84,500 litres of rainwater annually.

We urge the borough planning department to take this serious threat to the future structural integrity of our property and out other objections into consideration when determining an outcome to this planning application.

Many thanks for taking the time to read and consider our position



Figure 7

Figure 8



Figure 9

The front door to the property opening directly on to the nearby boundary fence seems an odd decision for the main entry to the property; and the picture also shows the narrow unusable side path to my rear garden. The proposed site plan drawing suggests I have only 0.5 metres of width at the South end



Figure 10



4 Residential

Rear extensions

The primary consideration is impact upon neighbours. Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary.

On terraced houses, 2 storey rear extensions must be carefully positioned and designed to minimise any potential impact upon neighbours. Maximum eaves and ridge height should be no more than those of the existing property.

The side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours.

The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Side extensions

The primary considerations are impact upon neighbourhood and upon street scene and local character. Side extensions should follow the detailed guidance for rear extensions where they are sited close to a boundary.

A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width.

Two storey side extensions to end-of-terrace properties should seamlessly continue the design and proportions of the terrace or be clearly subservient, for instance by a set-back from the frontage, lower height and/or significantly narrower bay width and proportions.

Side extensions should not adversely impact forward sightlines.

✓ Acceptable

✗ Unacceptable

For properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary.

Figure 4.37: Detailed guidance for assessing common forms of alterations and extensions (continues on next page)

Wokingham Borough Council
Borough Design Guide
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- 4.8 Well designed homes
- 4.9 Sustainable design
- 4.10 Backland development
- 4.11 Alterations and extensions
- 4.12 Gypsy, traveller and travelling Rom people sites
- 4.13 Residential design checklist

Two storey side extensions to end-of-terrace properties should seamlessly continue the design and proportions of the terrace or be clearly subservient, for instance by a set-back from the frontage, lower height and/ or significantly narrower bay width and proportions.

Side extensions should not generally project forward of the building line on the street frontage(s).

For properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary.

Figure 11

The back door and two windows off the Kitchen/Living/Dining space seem to be located in a very questionable position and far too close to the boundary (on it in fact). I'm not sure what they offer to the occupier and not sure of what the architect is trying to achieve except a very dark space and inaccessible windows and external wall which will literally never see the light of day or access for routine maintenance or cleaning. Perhaps there is an expectation to gain access via my property in order to undertake any future maintenance and cleaning?

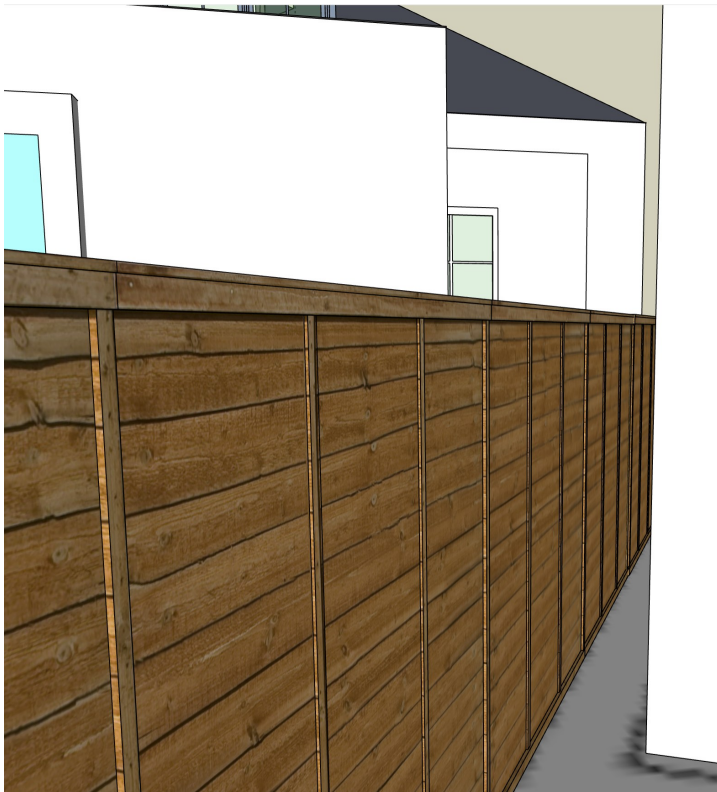
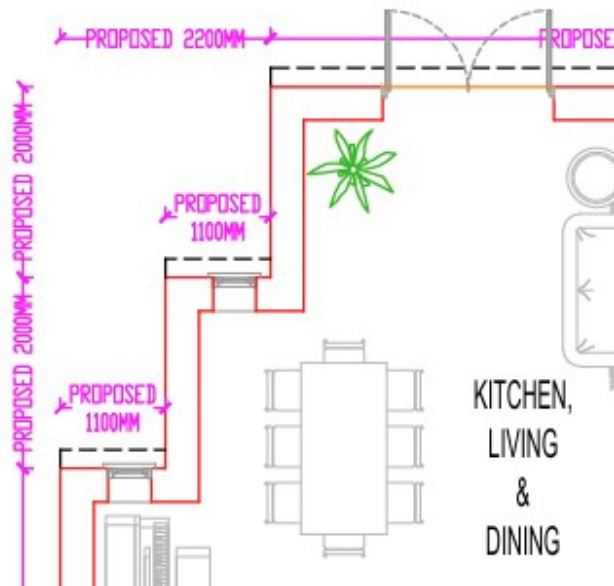


Figure 12



Figure 13

Figure 14



It is a scheme which prioritises internal floor area over sound design and which is at the cost of the external aesthetic. Clearly it embodies the definition of overdevelopment and provides an extremely poor proportion between the sizes of building and garden

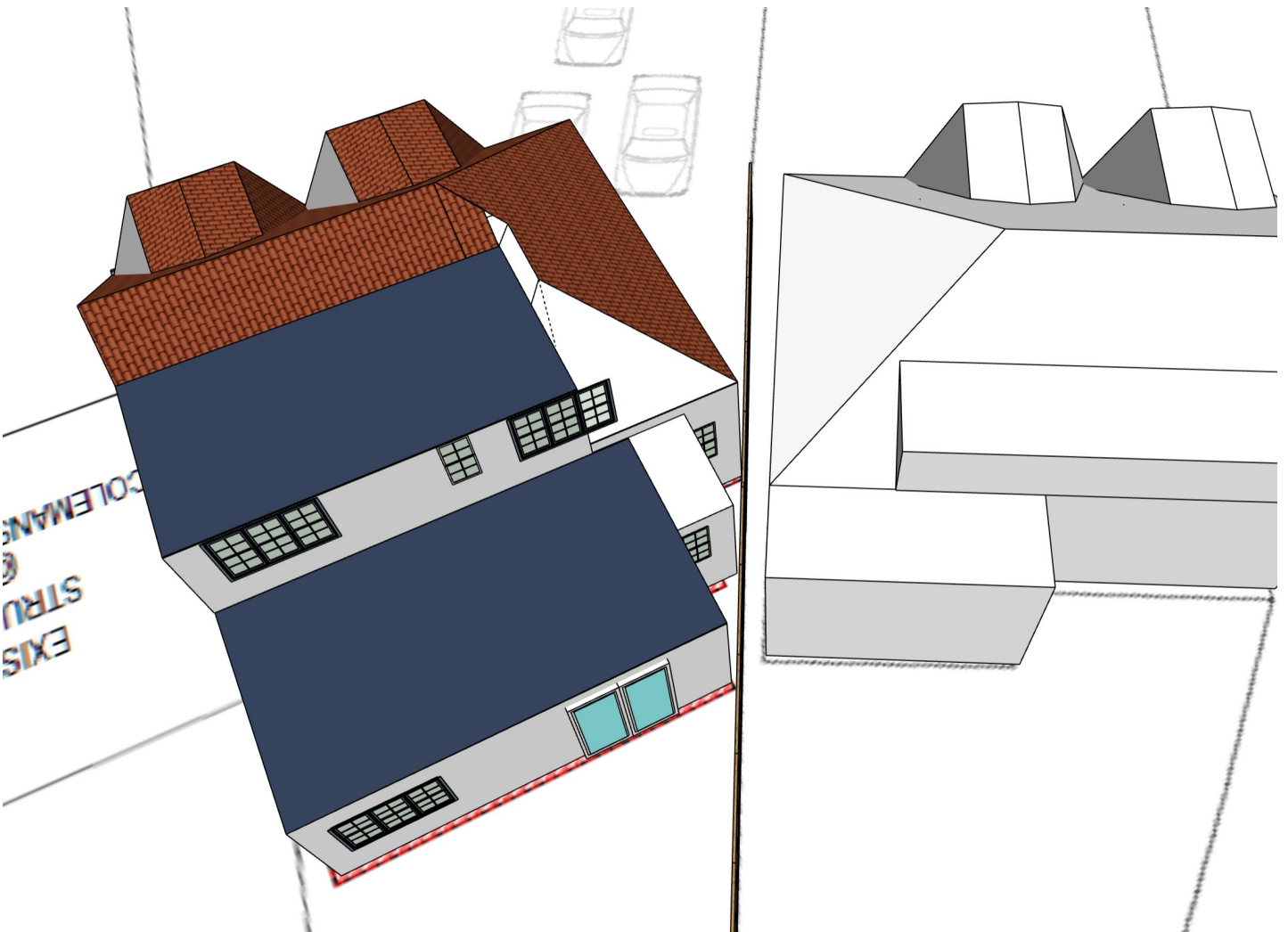


Figure 15



Figure 16 (rear hedge)

These photos show the current state of the boundary between the properties which the previous owners of No. 21 maintained to a manageable height. The hedges front and back are currently almost 4.5 meters high blocking light front and back to more than my property. The 5 fence panels have also been left leaning as shown for the last 6 months which also cause concern.



Figure 17 (side fence panels)



Figure 18 (front hedge)