

PLANNING REF : 242066
PROPERTY ADDRESS : Flat 19 Ascot House
: Wokingham
: RG40 2NW
SUBMITTED BY : Mr Bradley Alexander Tomlin
DATE SUBMITTED : 19/11/2024

COMMENTS:

I am writing to formally object the proposed plans to expand the Ascot House building as an existing purchaser of a flat in Ascot House (PAN: 242066).

The proposed additional floors will immediately cause excessive disruption to existing tenants and other neighbouring properties.

Misrepresentation of selling a 'top floor' flat:

I purchased my property on the basis of this being a top floor flat, to which would now be misrepresented with the proposed plans. The original sales information suggested the building's design and surrounding environment all of which are in direct contradiction to the initial representations from the developer and agent and makes me question whether there would be a depreciation in market value of my property if the proposed plans were to move forward.

Outstanding Building Works and Promises:

When purchasing my property, the developer and agent promised a range of amenities within Ascot House, many of which are yet to be completed and remain outstanding. There was a promise of a lift within the building, electric car charging points and even bike sheds to which none are currently available to the residents. This leads me to extreme concern that proposed extension plans are being made when the existing promise is still outstanding. I do not believe this developer would be able to even deliver the proposed changes given their track history. In addition to this, the original development was extremely delayed and took an additional 9-12 months to complete which caused an excessive amount of disturbance and noise pollution.

In addition to the above, we have had issue after issue with the original development including several water leaks - Many of which have not been fully rectified with damp carpets still yet to be replaced and even an outstanding water damages roof in my property still waiting to be fixed - the leak happened in February this year to give some context into the sheer lack of competency of the developer.

Issues of Privacy & sunlight:

Whilst I may not suffer currently from privacy, I can also intrude on the privacy of residents within Kendricks Close and neighbouring roads. I would expect raising the top floor on Ascot House would further this issue with local residents and breach privacy even further let alone reduce a large amount of sunlight to these properties.

I urge you to carefully consider the lack of capabilities of this

developer and the disruption this would cause to the existing and local residents to Ascot House especially with so much still outstanding and not delivered from the developer.

Kind Regards
Bradley