

PLANNING REF : 260064
PROPERTY ADDRESS : 21 Milton Rd Milton Road
: Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 26/01/2026

COMMENTS:

An infill development using the bottom of the garden of No 8 Culver Lane to construct a new 1 bedroom dwelling facing on to Anderson Avenue

Objection from ACER, The Whitegates Residents Association

In essence, this is the same application for a new building in the same location that was refused under application 251586 due to its design and scale plus overbearing to 10 Anderson Road, and should be refused for the same reasons.

This is a particularly cramped infill development, built right up to the boundary of two neighbouring properties with no back garden amenity for the residents. This is overdevelopment totally out of character in a suburban area characterised by separated dwellings with garden amenities.

Please note the following:

1. The building has been moved away from the boundaries by 300mm since the last application. This token gesture does not make any significant impact to its cramped location
2. The remaining back garden length between existing property at No 8 and its new proposed back boundary remains less than 9.5 metres, not the minimum of 11m, which is the accepted standard for suburban properties in this area
3. The back garden length of the new property is 1m, and is well short of the 11 metre standard for back gardens in this established suburban area
4. The rear ground floor windows of the proposed dwelling look directly at the fence of the neighbouring property, presenting a cramped outlook from the habitable rooms as there is no back garden.
5. The vertical gable end roof of the property is dramatically different from the main property and the vast majority of properties in this area which are sloping hip-end roofs. The gable end roof is out of character and would clash with the character of the area.

Summary:

This is an unacceptable infill proposal, made worse by its cramped location, small amenity space and lack of set back from neighbouring property boundaries. This application should therefore be refused as not complying with Policy CP3, which requires development " of an appropriate scale mass build form height" and to "integrate with their surroundings (especially existing dwellings) Without detriment to the amenities of adjacent land users and their quality of life".

The reasons for refusal of the original proposal still apply and are

as follows:

1. By virtue of the design, scale and siting of the proposed dwelling, the proposal would result in a convoluted and cramped form of

development which would have a detrimental impact on the character of the area contrary to Section 12 of the National Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy, Policy TB06 of the Managing Development Delivery Local Plan, and the guidance contained within the Borough Design Guide SPD and the National Design Guide.

2. By virtue of its inappropriate siting and scale, the proposed new dwelling would have an unacceptable overbearing impact on the neighbouring property no. 10 Culver Lane creating a sense of enclosure, and the first floor rear dormer windows would introduce an unacceptable perceived feeling of overlooking impacting upon the privacy currently enjoyed by the neighbour, this is contrary to Policy CP3 of the Core Strategy