

PLANNING REF : 252631
PROPERTY ADDRESS : 21 Milton Road
: Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 26/01/2026

COMMENTS:

Conversion from 4 bedroom bungalow to 5 bedroom two storey house
-Objection from ACER, The Whitegates Residents Association

The conversion of this bungalow to a large two storey house on the inside of a bend and on a rise in the road will emphasise its prominence, and therefore its appearance and finish is critical if it is not to stand out as an incongruous and unsightly misfit in the context of neighbouring properties.

1. Two storey properties in the area are typically of brick construction with a few having rendering limited to side panels on the first floor. This application is for a fully rendered property which would be totally out of keeping, particularly at this prominent location, and especially if rendered in fashionable grey finish.

2. The change to reduce the width of the first floor on the side next to 29 Sidmouth Grange Close is welcome and reduces our dominance concerns as well as reducing the visual impact of this property at this prominent location

3. The windows on both sides of the first floor for the bathroom and en-suite rooms should be obscure glaze and non-opening due to privacy concerns.

4. Plans and Elevations Drawing P1677-02 has a misleading error. It states the finish is to be "New render to match existing". This implies the existing bungalow is rendered. Streetview images from July 2025 show the bungalow with an entirely red brick finish and no rendering. To have such a large prominent property totally rendered in this location would be totally out of keeping in this location and therefore unacceptable. To have a brick finish to match existing would be acceptable.

5. Parking for three cars is shown, but a minimum of 5 cars can be expected from a 5 bedroom property. This will inevitably lead to overspill parking on the street which is unacceptable, particularly on a bend in the road and therefore does not comply with Policy CC07 which requires an appropriate level of off- street parking.

ACER therefore still objects to this application as its totally rendered finish will stand out as an incongruous and unsightly misfit in the context of neighbouring properties. In addition, overspill parking outside neighbouring properties is unacceptable.

ACER requests refusal as it does not conform with national policy or Policy CC07, or WBC Policy CP3 which requires development to be "of an appropriate scale, mass, build form, height, materials and character to the area" and "without detriment to the amenities of adjoining land users".