

PLANNING REF : 250955
PROPERTY ADDRESS : 3 Sellafield Way
: Lower Earley, Berks
: RG6 3BT
SUBMITTED BY : Mrs Kathleen Hughes
DATE SUBMITTED : 17/05/2025

COMMENTS:

I am writing to formally object to the planning application referenced. I have serious concerns about the proposed development and its potential negative impact on my residence and the local community.

My main grounds for objection are as follows:

1. Impact on Residential Amenity: The proposed development would result in a loss of privacy and significant overshadowing of my neighbouring property. My property will be the most severely detrimentally impacted by the proposed development. I believe that such a large development will have an adverse effect on the value of my bungalow which would depreciate. The proposed development creates a disharmonious relationship with adjacent dwellings and causes significant harm to the character of the area.
2. Traffic and Parking Concerns: The proposed development would likely increase traffic congestion and place further strain on the already limited parking available. It also poses a risk to pedestrians and cars egressing from bungalows numbered 3 & 5 onto Sellafield way. In terms of parking for cars owned by the bungalows which are situated in the side turning off Sellafield Way parking is already extremely limited. A larger development with more bedrooms will potentially increase the number of parked cars in this small area. These cars will have no spaces to park the shared driveway and will therefore be forced to park on the road near to the corner of Rushey Way. Parking here is already at a premium and will make the corner dangerous for pedestrians and traffic entering and exiting Sellafield Way to or from Rushey Way.
3. Overdevelopment: The scale and density of the proposed building are excessive and out of character with the surrounding area. The dwellings in the surrounding area are solely bungalows in the small close that is set off Sellafield way. These bungalows are primarily for retirement use. In addition by virtue the increase in scale, bulk, mass and footprint would result in a disproportionate, excessive and unacceptable enlargement of the application property.
4. Loss of Privacy and Light: The height and proximity of the new structure will overlook my property, leading to a loss of privacy and natural light at the front entrance to my bungalow and in my hallway and kitchen.

I urge the council to reject this application.