

PLANNING REF : 261993
PROPERTY ADDRESS : 66 Beech Lane
: Earley Reading, Berkshire
: RG6 5QA
SUBMITTED BY : Dr James Pimm
DATE SUBMITTED : 07/10/2026

COMMENTS:

Factual build and plans submitted 261993

1. The plans do not clearly show the 18 solar panels on the flat section of the roof or the armoured skylights, the front row of which are prominently visible from the street view; exacerbating the overbearing appearance of the development. The result is to add to the high and overbearing street view of the building.

2. The privacy screens the rear terrace shown on the plan are not structurally fixed in place, but movable (like free-standing office screens) These could not be permanent if they are merely next to glazing on doors or balcony balustrade or positioned against sky-light housing. The developer has informed me that the privacy screens are welded in position.

3. The three fully glazed bedroom level doors (which were windows on the first set of plans) still open onto the terrace enabling ready access to the terrace.

4. The glass-fixing rim remains in place around the entire terrace boundary, facilitating use across the entire terrace and enabling overlooking of number 70 and 66.

The Factual Position still shows breaches of current permissions:

The actual breaches listed below are yet to be effectively remedied, by the developers in the lead up to the new planning application submission (261993).

The breaches are as follows:

- 1) Overlooking and loss of privacy for the residents in the neighbouring properties: at 66 and 70 Beech Lane and more widely impacting the privacy of living-rooms and bedrooms of the residents of Hartsbourne Road to therear and those of the house opposite number 68 in Beech Lane.
- 2) The proximity to the boundary with number 70 being under 1 metre (mandatory minimum as stipulated by the BDG SPD). The effect of the new plans, and the development itself is to mislead where the boundary position is, and the built development is still too large and too close to the shared boundary with number 70.
- 3) The height of the development exceeds that stipulated in the BDG - the full height of the house includes the armoured skylights and exceeds the permitted height of 7.8m or the height of number 66 Beech Lane ridge.
- 4) Overlooking of the houses facing the number 68 development, across the street in Beech Lane, by virtue of glazed third floor gable windows, which, in particular, enables views into the upstairs bedrooms of the properties opposite. Overlooking from the top rear windows from the third storey into the conservatories and bedrooms of the adjacent houses on Hartsbourne Road (7, 9, 11), thus

invading their privacy.

5) Being overbearing by virtue of height, overall mass by 2 metres above the roof ridge of number 70.

6) Being out of character with the other houses facing onto Beech Lane.

Safety and Ecology:

1) The public sector Equality Act 2010 states that the Council is to have due regard to its obligations, under the Act, which include disability. The residents who live at number 66 Beech Lane have two grandchildren with autism, one also has ADHD. They experience the world in a neuro-divergent way, such that perceived threat to their safety may be from an overlooking balcony from the neighbouring property.

2) The developers have planted a laurel hedge outside the front boundary, so that this is growing on council land.

Impact on family relationships and personal mental health

Fearful of the impact on their autistic children's wellbeing, our daughter, refuses to visit 66 Beech Lane with her children, as they become upset and more anxious, and this is driving a wedge in family and grandchildren relationships.

My personal mental health has suffered with the prolonged wait for action on the numerous breaches of planning permissions.