

PLANNING REF : 250383
PROPERTY ADDRESS : 21 Milton Rd Milton Road
: Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 10/09/2025

COMMENTS:

Planning Application 250383 Revised at 40 Shepherds Lane
Application for two storey side conversion and loft conversion

Objection from ACER, The Whitegates Residents Association

In respect of the revised plans for this property, our concerns have not been addressed and so our objections remains the same, as follows:

ACER is concerned over the additional overlooking from the loft conversion and the potential degrading of the street scene due to the removal of all soft landscaping from the front garden.

Please take into account the following:

1. Overlooking from the dormer windows into previously private areas of neighbours back gardens is intrusive and unacceptable. Overlooking is facilitated by the dormer windows being in line with the rear wall of the property. If the windows were set back from the rear wall by one metre, or the dormer located facing the street, intrusion would be minimised. The loss of a car parking space
2. Soft landscaping and permeable paving is required for the front garden parking area to be in compliance with CP3, TB06 and the Borough Design Guide section on parking spaces in front gardens.
3. The parking provision shown does not show any landscaping provision

Due to the intrusive overlooking and the lack of soft landscaping in the front garden this application should be refused.

Should it be minded to approve this Application, then a condition for landscaping is requested in order to retain the character of the street scene.