

PLANNING REF : 261809
PROPERTY ADDRESS : 16 Pitts Lane
: Reading
: RG6 1BT
SUBMITTED BY : Ms Ellie Desborough
DATE SUBMITTED : 04/09/2026

COMMENTS:

I wish to raise concerns regarding application 261809.

The proposed house is imposing and out of keeping with the established character of Pitts Lane, particularly in its scale, bulk and design. Unlike neighbouring properties which have been extended or renovated while retaining their character, this proposal introduces a substantially different form of residential development and changes the site from commercial to residential use.

The Council should carefully assess the proposal against local design and residential amenity policies, including its scale, siting and relationship with neighbouring properties. In particular, it should satisfy itself that the house and garage with first-floor accommodation would not result in unacceptable overlooking, loss of privacy, light or outlook, or an overbearing impact.

The site's previous planning history and the concerns previously considered regarding its relationship with neighbouring properties should also be taken into account. I don't object to a residential development however it should be in keeping with neighbouring properties and history of the site and not have a material impact on neighbouring properties.

Furthermore, the Home Guard Club next door is an established community facility and polling station. The Council should consider whether introducing residential use immediately alongside it could lead to future conflicts over noise, traffic and parking, potentially placing pressure on the continued operation of an important local community facility.`