

PLANNING REF : 242160
PROPERTY ADDRESS : 205 Beech Lane
: Reading, Berks
: RG6 5UP
SUBMITTED BY : Prof Richard Mitchell
DATE SUBMITTED : 07/10/2024

COMMENTS:

Objection to application to extend 203 Beech Lane

I am the owner of 205 Beech Lane and am concerned about the proposed extension to next door.

The owners of 203 have not discussed the application with me, nor I believe the owners of 201.

I am now aware of their previous application to replace the thatched roof with tiles. Had I been aware I would not have had strong objections, as long as the roof remained in keeping with the cottage. The current state of the thatch, with two layers of tarpaulin, needs a dressing.

As regards the proposed plans, I note it is a very large extension - going significantly passed the line of the houses at the back.

The ground is higher at 203 than mine, and the thatched cottage is taller, and it seems that these two facts have not been taken into account, especially since we were not consulted on plans for this extension.

Some of the extension almost touches my fence (though we do have odd, shaped gardens)

Soon after they moved in, the owners erected some very tatty boards at the front of their land - and they have not removed them despite being asked to do so on various occasions.

Also, when they levelled the ground at the front and removed the trees, they dislodged some of my concrete fence posts and associated fence panels. They admitted causing the damage, and verbally agreed with us that they would repair the damage to the fence. However, it took about 2 years until they put the posts back and then installed two fence panels that don't match my remaining panels - I have asked them to address this but they have not.

Given this, I am very concerned that the proposed extension will be right against my fence and so cause similar issues with more of my fence posts and panels.

Over recent months a large number of lodgers have been living there - possibly three families at the same time - and there is concern about how many could be crammed in to such a big house.

The main impact of the extension will be on my lounge, and so I have constructed an approximate 3D model of the nearest part of 203, including the fence between the properties, as viewed from the chair in my lounge, through our north facing patio window.

Your system does not allow images, but if it did you would see that the line from the chair through the patio window goes passed the current state of the cottage, but with the proposed plans, that line goes into the proposed extension, whose walls don't appear to be white, making it even worse.

I am also concerned that such a tall, long extension, so close, could increase the chance of damp in my house.

In the interests of being constructive, I have created two revised 3D views where

- a) first the two storey extension wall is further away - where the 'first peak' is planned to be
- b) and in addition when it does not protrude as far into the

garden.

I also have first floor plans for these two views - note I have just moved the outside walls, the inside would need attention - and I have left the fence top right for reference.

The second view would be better - where the extension does not go as far into the garden and does not go right up to my fence - far away from my fence - and not impacting my lounge.

I can provide a PDF which includes the images to which I refer..