

PLANNING REF : 252246
PROPERTY ADDRESS : Reading Road
:
: RG41 5HA
SUBMITTED BY : Mr M & K Wheeler
DATE SUBMITTED : 08/12/2025

COMMENTS:

We have taken a look at the proposed plans for our neighbour's planning application and have a few areas to question / highlight as the plans seem to be unclear for us so need some clarity. Once there is some clarity we may want to object depending on the responses made, but will be able to decide once the areas highlighted are made clearer.

Looking at the existing and proposed elevations it looks like there are no changes to our side of the property. It would seem, from what we can make out, that the only changes are to the front elevations where the shop frontage is to be changed to allow access, via a staircase, to the flat above.

However, when reading the planning statement document it seems to state further additional changes (as shown below) that we need some clarity on unless we have misunderstood, but either way we need to understand what we have misunderstood.

4.4 States - "Removal of two rear facing windows (and their bricking up) and the installation of two south-east facing side windows as replacements."

Firstly, there are four windows currently at the rear elevation to the top floor of the building (two small and two larger windows) which do not seem to be shown on the "Existing Plans BA0311 02A" as currently only two larger and one smaller window is shown. Is this smaller window to be removed?

From what we can see on the plans there seems to be no change shown on the "Proposed Plans & Elevations - BA0311 04B" so we are unsure as to what windows are being removed and bricked up. Is it the small window not shown on the plans, but if this is the case, why does it state two windows are being removed. Also, the side elevations do not appear to be different so again what does "the installation of two south-east facing side windows as replacements" mean and where are they to be positioned?

We cannot see anywhere any mention of windows to be obscured so are there to be any in the rear and / or side elevations as the two first floor windows to our side will have a birds eye view into both of our rooms on the side, which if the plans go ahead will mean there is more traffic to the new proposed rooms in the flat both day and night time (one being the living room and one the bedroom in the flat), which with the current use of the property would not be the case.

5.32 States - "The proposed relocation of rear windows to side windows to the residential unit would avoid any overlooking over the rear commercial area."

In addition to the above again what windows are relocating and to what side / where and what consideration has been made to not have our windows / garden overlooked.

5.31 States - " ..supported by the relocation and enlargement of selected windows as shown on the submitted plans (Ref: BA0311-04)."

We cannot see from the plans we have printed what windows are being enlarged. Therefore, what enlargements are being proposed and from what size to what size? The windows on our side of the property are already overlooking our garden and internal rooms, and we feel are large enough so we would not want them to be made any larger.

Can you please provide some clarity for us. Thank you very much.