

PLANNING REF : 243244
PROPERTY ADDRESS : 21 Milton Road Earley
: Reading, Berkshire
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 17/01/2025

COMMENTS:

Further additions to recent works to provide habitable loft space and install a-c units

Objections from ACER, The Whitegates Residents Association

These further changes proposed to 36 appear to detract from the quality of life of the neighbours at 38 in respect of privacy and noise and would therefore be unacceptable. There is also a risk that the green vegetation screening at this exposed location on a corner would all disappear.

Please note the following points:

- 1 The loft habitable space with three opening velux windows is not new. The loft space was recently constructed with velux windows which were subsequently removed. This application therefore may be considered partially retrospective.
2. Rear facing window from loft conversions inevitably overlook into previously private areas of neighbouring gardens. Such windows are deemed intrusive and are therefore unacceptable.
3. A-C units on the side of properties generate noise, which is loudest during hot weather, when windows on neighbouring properties are most likely to be open. A-C units on the side of properties are therefore considered unacceptable, particularly when the maximum noise levels are not specified.
4. The property is currently screened from the road with dense vegetation. Green vegetation is a significant factor contributing to the character of the area. The drawings for the front gate show a brick wall along the boundary. The plans do not show any vegetation remaining. In the event that Planning are minded to approve this application, then it is requested that a landscape condition is included to ensure compliance with Policy TP06, 'Development of Private Residential Gardens'.

In summary, ACER is not convinced that the plans comply with Policy CP3 a), which states that proposals should be "without detriment to the amenities of adjoining land users and their quality of life". Furthermore, there is no evidence that Policy TB06 is complied with, which states that "the proposal makes a positive contribution to the character of the area ..providing appropriate soft landscaping, particularly at site boundaries". ACER therefore recommend refusal of the current proposal unless measures are taken to address the non-compliance with Policies CP3 and TB06.