

PLANNING REF : 250005
PROPERTY ADDRESS : 50 Oatlands Road
: Shinfield, Berkshire
: RG2 9DN
SUBMITTED BY : Mrs Rhiann Jivani
DATE SUBMITTED : 30/06/2025

COMMENTS:

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- The extension has already been built on my boundary flank (side wall of my garage) and work completed.
- The extension undermines the structural integrity of my property, it includes my flank wall as part of the works.
- No permission has been sought or given for this extension to attach to my property, which is currently a detached property. This will also impact on its future value. In an email dated 09.24, we explicitly stated that "we will not give permission for the new structure to be attached to our property". Mistry confirmed that "we are simply replacing the lean-to and that nothing will be attached to your property". I have had further confirmation from the market leading estate agency in the RG2 area, that the extension has affected the aesthetics, saleability and ultimately, decreased the value of both properties by approx. 10%.
- My property has the benefit of an established legal easement to access my flank wall, for the purposes of maintenance and repair, which this side extension infringes
- Mistry's original planning application (240188 - made two months after Mistry purchased the property), clearly shows the passageway on the right hand side of his house i.e. my flank wall has never been attached to another wall/building. It belongs to me entirely and has been in situ for over 20 years and therefore cannot be disputed.
- WBC confirmed that the roof of the extension is joined to my property. I already knew this, as I and neighbours witnessed the builders using tar to seal the roof's construction to my property. In addition, the ceiling and doors of the extension are attached to my property.
- WBC confirmed that Mistry has drilled into my garage wall. This is entirely unacceptable.
- I believe that even the proposed ground floor plans (submitted on 10.06.25), show that the roof of the extension and the front and back doors, are attached to my property. In addition, Mistry's boundary, identified by the red line, is to the left of my flank wall, clearly demonstrating that the wall is on my land and therefore belongs to me.