

PLANNING REF : 251898
PROPERTY ADDRESS : 24 Bathurst Road
: Winnersh
: RG415JB
SUBMITTED BY : Mrs Tanya Jones
DATE SUBMITTED : 21/08/2025

COMMENTS:

I am writing to formally object to Planning Application 251898, concerning the proposed alterations and extensions to the property at 467 Reading Road, Winnersh.

As a nearby resident that is going to be affected by this development, I wish to raise several concerns on valid planning grounds, including: overdevelopment, loss of amenity to neighbours, potential subdivision of the property, design inconsistencies, and harm to the local character.

Overdevelopment and Excessive Scale:

The proposed combination of front, rear, side, and roof extensions would roughly double the size of the original building. Along with the roof raise, this creates the appearance of a very large three-storey house in an area predominantly characterised by modest two-storey homes. The resulting massing and footprint represent clear overdevelopment that is not sympathetic to the scale or character of neighbouring properties.

Loss of Amenity to Neighbours:

The large dormer shown on elevation 2 appears oversized and bulky, likely resulting in overshadowing and a significant loss of light and privacy to adjacent properties. These concerns are particularly pressing for properties located to the north of the site (including ours), which will experience reduced daylight, especially during the winter months. The increase in the building's height and width will further exacerbate this impact.

Furthermore, the two proposed windows on the "second floor" (loft level) will directly overlook the gardens and bedrooms of every property to the north of the proposed development on Bathurst Road, including ours. This results in a significant loss of privacy for neighbouring residents, which is unacceptable in a residential area.

Design Confusion and Lack of Clarity:

The front elevation looks visually unbalanced, which would negatively affect the overall street scene.

The plans include both a study on the first floor and a home office on the ground floor, with the latter having its own separate entrance on the side of the building an unusual feature for a single-family dwelling.

The new extension includes a separate internal staircase leading to first-floor rooms labelled as "annex bedroom," "annex bathroom," and "annex lounge." The lounge has an internal door into an existing bedroom, turning it into a linking room and raising questions about its proper use. This layout is poorly considered and lacks clarity.

Clear Signs of Potential Subdivision:

The layout with multiple access points, a dedicated staircase, and the use of the term "annexe" strongly suggests that the property may be adapted for future subdivision or multi-occupancy (e.g. an unregulated HMO). While not stated explicitly, the physical features clearly lend themselves to such a use.

This would lead to increased population density, greater parking pressure, and a significant change in the residential character of the area all of which would negatively affect neighbouring residents.

Inconsistent and Incomplete Drawings:

The dormer appears visually disjointed in the middle; no dimensions are given for its height on either side.

It remains unclear how the roof will be raised, or what the resulting ceiling heights will be making it difficult to assess the full impact of the loft room on the neighbouring properties.

These omissions and inconsistencies result in a lack of transparency, and in my view, the proposal appears poorly resolved and confused.

Front Balcony and Building Line:

The proposed balcony on the front elevation is not in keeping with the area and is inappropriate given the property's position directly next to a high-traffic, polluted main road. In addition, the front extension may breach the established building line, further disrupting the appearance and layout of the street.

Harm to Neighbourhood Character:

Overall, the proposed development introduces unnecessary bulk, height, and complexity. It is not sympathetic to the local character or street rhythm and would set a worrying precedent for further inappropriate intensification of residential properties.

For all of the reasons above including overdevelopment, poor design, lack of clarity, potential future subdivision, and harm to neighbouring amenity and the character of the area I respectfully request that Planning Application 251898 be refused