

Dear Council/ Planning

I have submitted an objection to Application 252385 on the planning portal this morning (31st Oct @ 11am, within the deadline).

My name is Perven Maan and I live at 4 Bigshotte Court, Crowthorne, RG45 6WR

I note from the plans submitted that they do NOT accurately reflect the ownership/boundary lines of Plot 2, Bigshotte Court.

A large part of the area outlined in the application is designated as a Woodland Area, owned collectively by ALL Six houses in the development and NOT exclusively owned by 2 Bigshotte Court. The Council placed a covenant on this Woodland Area to restrict building or any sort of development.

There are two designated Woodland areas on Bigshotte Court Development and I bought into this site on the understanding these areas would be protected from any future development.

Please refer to the Official Land Registry Document Titled T23/10/1100 for a detailed outline of the "actual" property boundary.

A PDF of that document is attached.

The "Existing Block Plans"; "Location Plans"; "Proposed Block Plans" and "Proposed Landscape" all attached to this application are INCORRECT. All four documents need to be re-submitted with the official land registry boundary ownership lines, so that the planners can make a decision based on accurate information.

Assuming the proposed outbuilding is contained purely within the owner's property boundary, then the garden unit is so large (approx. 40ft x 14ft) it is practically a single dwelling house. It is NOT relative or subservient to the main house. I would not object to a smaller garden room being built, on the understanding that it cannot later be converted into a single occupation dwelling.

I would strongly urge the planners to make a site visit so they can accurately assess the application before making a final decision.

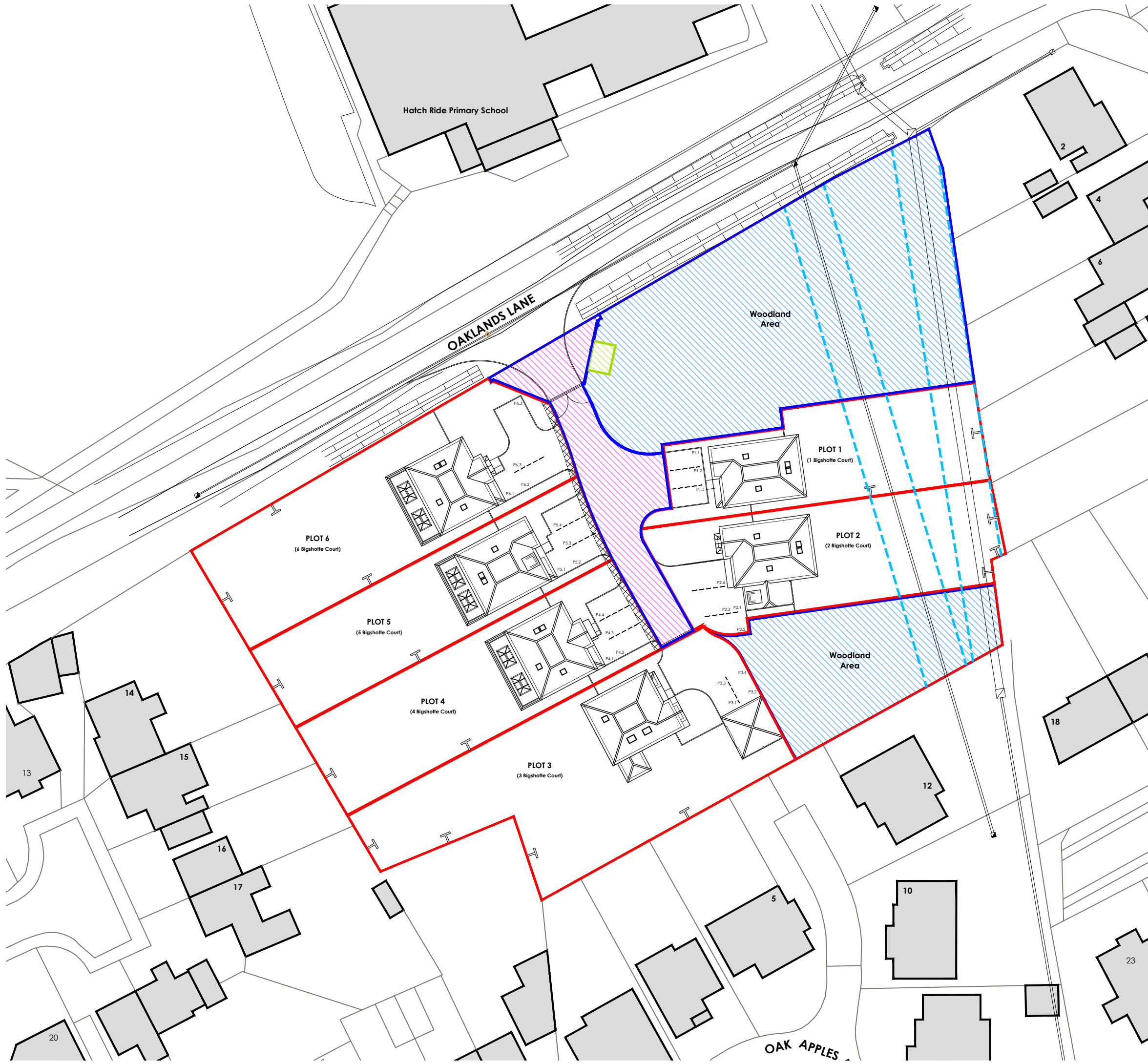
Something I forgot to add on the planning portal is that there is a tree with a Preservation Order on it which is in the way of the proposed outbuilding. The overhanging branches would make it impossible to build in the proposed position so once again the plans do NOT accurately reflect the position outlined in the Planning Application.

I would have thought that the first step is to apply to remove the TPO, then remove the tree if that is granted and then resubmit plans which accurately reflect what building/location is being proposed. The planners are being asked to make a decision based on inaccurate and insufficient information.

I look forward to your response with this matter.

Regards

Perven Maan



Notes:

All dimensions are in millimetres unless noted otherwise.

Any surveyed information incorporated on this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.

LEGEND

- Ownership Boundary
- Land Owned & Maintained by Management Company (Private Drive)
- Land Owned & Maintained by Management Company (Woodland Area)
- Communal Bin Store - Maintained by Management Company
- 1m wide service strip
- Denotes Boundary Ownership
- Thames Water assets (with 3m easement)

NOTE: THIS PLAN HAS BEEN PRODUCED FOR LAND REGISTRY PURPOSES.

0 10m 20m 30m 40m

Scale 1:500

Rev	Date	Details
-	-	-

LAND REGISTRY

ark|tec
Architectural Consultancy

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Client: PALATINE HOMES

Project: BIGSHOTTE COURT,
CROWTHORNE, RG45 6WR

Drawing: ESTATE LAYOUT
PLOTS 1-6

Scale: 1:500 @ A3

Date: 17/05/2024

Drawing Number: **T23/10/1100**

Revision: -