

PLANNING REF : 242050
PROPERTY ADDRESS : 24 Tiger Close
: Woodley, County
: RG5 4UY
SUBMITTED BY : Mr Gary Caught
DATE SUBMITTED : 03/09/2024

COMMENTS:

I wish to object to Planning Application 242050 to the proposed rear extension to 25 Tiger close on the following grounds.

Overdevelopment of the property's original footprint:

The property has already benefitted from a previous two storey extension. This has already provided new accommodation to the rear of the garage and a second storey which extends over the garage and over the new room to the rear.

This increased the accommodation from a 3-bedroom 1-bathroom home to a 4-bedroom 3-bathroom home. This will already have increased the volume of the original footprint by a significant square meterage.

The additional extension of 4.00m deep by 8.62m wide (34.48sqm) is significant on its own and will increase the ground floor footprint to well in-excess of 65% of the now built structure.

The design and access statement point 2 states 'The proposed extension is modest in terms height, depth and design'.

This statement is spurious and fails to mention the previous two storey extension, loss of garden and neighbour impact.

The design and access statement point 2 states 'There are other examples of extensions of various sizes and designs in the surrounding street scene'.

The report fails to provide factual evidence of examples on the estate which have been extended to the same excessive volume from the original as built 1980's footprint to substantiate the application.

A second addition to this home represents overdevelopment of the plot and overdevelopment of the original homes volume.

Loss of light and overbearing:

The design and access statement point 2.1 states 'It is considered the proposal is unlikely to raise any loss of light or overbearing concerns.

This is again a spurious comment as an extension 4.00m deep and 2.75m in height will severely impact the light in the open kitchen/dining room of number 24 a neighbouring property to the left-hand side of number 25 when facing the two properties from the front. This room benefits from two windows, one almost floor to ceiling height window linked to a glazed door leading to an open patio unchanged from the original 1980's design.

The dining room with the tall window with linked glazed door to number 24 is situated on the right-hand side directly next to number 25 so the current open view will be replaced by a harsh brick wall. This will not only be unsightly but cast shadow across the back of number 24 & block out natural light.

The neighbouring properties although detached are only 2.60m apart wall to wall.

The extension will reduce light and will have an overbearing impact to number 24.

Lighting:

The design and access statement point 3.2 states 'The proposal is designed to maximise natural light'.

This may be the case, however maximising the light to the new extension comes at the cost of reducing natural light to number 24.

Loss of garden area and overdevelopment of the plot:

The extension will leave barely 5.00m of garden from the rear boundary. Agreeing to reduce the recreational area to such a small part of the overall plot will set a 'Clear Precedent' and open the gates for similar planning requests across the estate.