

PLANNING REF : 241920  
PROPERTY ADDRESS : 67 Ridgeway  
: Wargrave, Reading, Berkshire  
: RG10 8AS  
SUBMITTED BY : Mr Bernie Leigh  
DATE SUBMITTED : 14/08/2024

COMMENTS:

Dear Sir/Madam,

I am writing to formally object to the proposed planning application 241920 for the property at 7 Ryecroft. My family and I have lived at 67 Ridgeway for over 30 years and our property directly backs onto 7 Ryecroft. We have always valued the character and harmony of our neighbourhood, and this is the first time we have felt compelled to object to a development, underscoring the seriousness of our concerns.

Our objections to the proposed development are twofold:

1 - Boundary Line Encroachment: The proposed single-storey side extension appears to encroach upon our property boundary. The plans indicate that the extension would extend right up to our privet hedge and old fence. However, this is not the actual boundary. The true boundary is marked by an old Hawthorn hedge, which Mr. Smith attempted to cut down a couple of years ago before I intervened. Any construction that crosses this boundary would result in an encroachment on our property, which could lead to significant disputes and legal complications. It is crucial that the council takes this boundary issue into account and ensures that the development respects the established property lines.

2 - Impact on Visual Amenity and Overdevelopment: Our second concern relates to the proposed double-storey side extension, which would significantly impact our view. We believe this can be considered under the "loss of view" objection, as the extension would obstruct the open aspect that we currently enjoy from our property. Furthermore, the scale of the proposed length of the two-story extension, to the southern elevation is excessive. The cumulative effect of these additions would result in a structure that is out of proportion with the surrounding homes, contributing to both overdevelopment and altering the character of the neighborhood by setting a benchmark for a new magnitude of development.

Given these concerns, we respectfully request that the council carefully consider the potential negative impacts of this proposed development on our property and the broader community.

Kind regards,

Bernie Leigh