

PLANNING REF : 241849
PROPERTY ADDRESS : 21 Milton Road Earley
: Reading, Berkshire
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 07/08/2024

COMMENTS:

Addition of a second storey on top of the recent single storey side extension.

-Objection from ACER, The Whitegates Residents Association

1. This prominent house was built in a distinctive half-timber frame style comprising timber-framed white rendered walls at first floor level, above the brick finish ground floor level.

2. The proposed first floor finish is brick and not rendered with a timber frame as the rest of the property. This will result in an unbroken brick facade on one side of the house, which would leave the front elevation looking lopsided.

3. This lopsided appearance would be emphasised by the unbroken brickwork on the exceptionally large side wall. The whole effect would be incongruous, totally out of keeping with the main property, and a dominating eyesore from both Hilltop and Pitts Lane.

4. It should be noted that the stated 'Matching Bricks' could be either that of the main house, or those of the recent side extension, which are themselves not a match to the main property. Local builders merchants hold stocks of bricks to match those in the area. 'Anything will do' is not acceptable, particularly at such a prominent and exposed location.

5. The structure as proposed would be out of keeping with other properties in the area and be an eyesore.

6. The front and rear elevations show a lowered roof line on the proposed second floor extension. This is not compatible with the extended flat roof as proposed. It should be noted that the proposed flat roof area would also create a large volume suitable for conversion into further living accommodation. With large dormers, this would look like a three storey block of flats from the rear, with associated intrusive overlooking into neighbours properties.

7. Government policy set out in the NPPF seeks, at para 126, to achieve well designed places and states that the creation of beautiful buildings is fundamental to the planning and design process. Paragraph 130 requires that decisions should ensure that development proposals "are visually attractive as a result of good architecture, layout and appropriate and effective landscaping".

ACER therefore objects to this application and requests refusal as it does not conform with national policy or WBC Policy CP3 which requires development to be "of an appropriate.. character to the area without detriment to the amenities of adjoining land uses".