

PLANNING REF : 251020
PROPERTY ADDRESS : Broadcommon Road
:
: RG100RD
SUBMITTED BY : Mrs Ruth Graesser
DATE SUBMITTED : 19/05/2025

COMMENTS:

I would like to object to the planning application to convert an existing garage belonging to 2 Grange Cottages.
It was a surprise to hear about a suggested conversion given the small size of the garage and when there is space in the main house to accomodate 'home help' if required in the future.
My overall concerns are outlined below:

Whilst the Design & Access statement makes note that the conversion is not intended to be a separate dwelling, I am concerned about future owners who may see differently and apply to change this. This would have a detrimental effect on us and our adjoining property.

With the conversion comes the removal of 2 parking spaces. Whilst I appreciate that the garage is mostly used for storage, the removal of this space adds stress to the fairly small parking area and additional cars using the agreed access to the back of the houses. Most

households these days are typically 2 cars so an additional vehicle to this (even if from time to time) will cause parking and turning allenges.

This in turn will put stress on the parking at the front of 1-4 Grange Cottages. Householders are respectful of spaces in front of their property but there are always times when we need to park both at front and back. With current households at 2 cars each the conversion could put further stress on parking on the pavement. I am very surprised that on the Planning Application Form the answer to the question 'Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?' is 'No'. Perhaps this is a mistake as there is at least 1 silver birch in front of the garage and a larger tree directly behind it. There are also 4 enormous leylandii on our property directly opposite the garage.

Pls also note that the block plan/layout plan illustration is incorrect regarding our boundary and buildings at the rear of the house and would need amending.

Hopefully the above objections are clear and can be considered as part of the submission.