

PLANNING REF : 260443
PROPERTY ADDRESS : 28 Old Bath Road
: Sonning, Reading, Berkshire
: RG4 6TA
SUBMITTED BY : Mrs Michelle Abayaratna
DATE SUBMITTED : 21/04/2026

COMMENTS:

- 1) No objection in principle (to an extension at rear of no.26), however, the planning application as submitted states "there are no trees on an adjoining property which are within falling distance of the proposed development". This is NOT correct, as the proposed ground floor extension on the west side of no.26 extends to within 1m of our boundary fence. At the boundary fence, midway along the proposed extension (which is c. 11m long), there is an existing, well established, tree (an Arbutus) which is at least the height of the property at no.26. This tree is on my land adjacent to the boundary fence. Because of its location, the tree is the primary visual barrier to the existing and proposed property at no.26, and any disturbance or damage to the roots, which would be extremely likely with a new extension close to the boundary, would be detrimental to the health and integrity of the tree, and safety thereof, and also to visual protection. A solution would be to not extend the building towards the boundary fence but to extend to the north where the property has free garden space. It is suggested a specialist arborologist is consulted in relation to the tree.
 - 2) The proposed extension sitting close to the boundary fence would mean a c. 11m long building (wall and roof) sitting well above the height of the boundary fence, and along most of the length of my garden. This would be an unwelcome visual change.
 - 3) In addition, the proposal includes a second floor extension doubling the width of that storey adjacent to my garden, and which would at least be partially obscured by the aforementioned tree
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