

PLANNING REF : 251348
PROPERTY ADDRESS : 21 Milton Rd
: 21 Milton Rd Milton Road, Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 04/07/2025

COMMENTS:

Planning Application 251348 at 20 Culver Lane
Enlargement of a previously Approved store, which is re designated a garage , now with the vehicle entrance the opposite side to the vehicle entrance, i.e. facing the house. The additional windows and central access door face the garden, on the opposite side to Eastcourt Avenue

-Revised Objection from ACER, The Whitegates Residents Association

ACER objects to this Application as the outbuilding has been enlarged in every dimension compared with the previous approved plans, to a mass which is now intrusive and unacceptable in the back garden landscape adjoining the street.

Please note the following:

1. The building is longer, wider, taller and the eaves are higher than the previous approved plan 243175.
 2. The 'garage' entrance now faces the house and is the opposite side to the adjacent vehicle entrance from the street. This makes the claim as its function as a garage questionable due to the difficulties of vehicular access though the back garden.
 3. The 750mm wide side door is now a full width 990mm wide door, and has been moved from near the main garage door to a point mid-way along the side of the building, an arrangement more suited to an ancillary residence
 4. This application should be considered with application 241346 which is an even larger outbuilding which has also systematically exceeded the permitted dimensions.
 5. The last remaining tree from the original garden greenery which formed part of the streetscape has now been removed.
- Summary: The mass, and height of the outbuilding exceeds acceptable parameters and the resulting visual impact and domination is totally out of keeping with the back garden location and street scene. This application should therefore be refused as not complying with Policy CP3, which requires development " of an appropriate scale mass build form height" and to "integrate with their surroundings".

There needs to be sufficient visible soft landscaping, firstly in order to comply with Policy TB06 Development of Private Residential Gardens, which states in a) iv) Providing appropriate soft landscaping, particularly at boundaries. And secondly, to comply with policy CP3 (f) .integrate with their surroundings (especially existing dwellings) .including the use of appropriate landscaping.