

PLANNING REF : 242513
PROPERTY ADDRESS : 52 Gloucester Avenue
: Shinfield, Berkshire
: RG2 9GA
SUBMITTED BY : Dr Tanwir Ahmed
DATE SUBMITTED : 19/10/2024

COMMENTS:

To whom it may concern

Re: Planning Application ref: 242513 (53 Gloucester Avenue)

I am writing to place on record my objection to the proposed (detached) garage extension for 53 Gloucester Avenue. My objection is three-fold, as outlined below:

- Firstly, the proposed extension, if completed will have a significant detrimental impact of any natural light entering my family room, which is a main room that is adjacent to the current detached garage at No. 53. This will have a potential negative impact on my property valuation in the event I decide to sell my property. I would like to note, that the current property layout is based on the existing property build and boundaries, therefore, this proposed extension (and elevation) will significantly impact the natural light entering my Family room which is on the LHS of the property (no. 52).

- Secondly, the proposed extension, will require the existing boundary wall/fence between No. 53 and No. 52 to be removed to accommodate the building works. This will cause significant disruption, noise and building debris/pollution to enter the front LHS of my property, which could impact and restrict access between my garden and detached garage, which is used on a daily basis. I am concerned that the removal of this boundary wall, will pose a safety risk for my dog which uses the front and side access of the house for his daily recreational activities.

- Thirdly, whilst the plans show the proposed detached garage extension, they do not show the proposed extension with respect to the boundary defined by my rear side of my detached garage which faces the side of no. 53. I am concerned that the proposed garage extension will severely restrict access to the rear side of my detached garage, in the event that any structural, roofing or guttering works need to be completed or addressed in the rear part of the garage.

In regard to parking and resident access, I note and am supportive of the comments made by Lucy Watkins, re. document ref 242513_4600819. Houses Nos. 48, 49, 50, 51 & 52 are at the end of Gloucester Avenue, which is in effective a cul-de-sac, therefore is paramount that these residents have a clear and unhindered access to their homes. I do not want to have any work cars/vans parked on the grass verge (which falls under the boundary of No. 52) between No 52 and No. 53, as this would pose a significant risk to residents and delivery vehicles serving Nos. 48, 49, 50, 51 & 52.

I am happy to provide any pictures (if required) or happy for a Wokingham Borough council planning officer to visit and discuss my concerns.

Kind Regards
Tanwir Ahmed

