

PLANNING REF : 241900
PROPERTY ADDRESS : Halstead
: Old Bath Road Sonning, Reading, Berkshire
: RG4 6TQ
SUBMITTED BY : Mr Vinayak Khule
DATE SUBMITTED : 03/09/2024

COMMENTS:

I am writing to formally object to the proposed amendment in Planning Application 241900.

I am surprised how the strong objections to the previous application still resulted in an approval from the council. All the problems stated on the objections are bound multiply with the removal age limit.

My primary concerns are that the application has considerable impact on

- the character of the street and neighbourhood especially to the left of development
- neighbouring properties
- the environment, even on extensions (trees, ecology)

- Flood risk / drainage problem areas
- Highways safety

Additionally, all the three principal neighbour impacts are ignored for the application is easily:

- Overlooking
- Overbearing
- Overshadowing

Furthermore, protection needs to be exercised against overdevelopment. The application demonstrates considerable impact to

Neighbouring buildings

- Lack of consideration to adjacent detached house to the left of the development
- Decreased privacy from the multi-storeyed structures.

- Disruption to the quiet enjoyment of neighbour's gardens
- Insufficient or lack of high fencing

Traffic

- Increase in the number of vehicles and how overspill is managed on side roads.
 - No consideration to the increased traffic and merging on the A4 or side road at peak hours/otherwise
- Parking Issues:
- Zero consideration to traffic control measures
 - Increased risk of accidents.
 - Increased demand on public transport
 - No plan for redesigning the highways(Old bath road)
 - No plan for reducing speed limits

Pollution

- Increased noise pollution resulting from over development
- Increased light pollution from parking/lit areas
- Reduced air quality from additional, heating and vehicles

Amenities

- Increased demand on schools,
- Increased demand on healthcare,
- No plans for keeping noise down
- No plans on use of public recreational spaces/parks

The latest proposal represents an arrogant shift from that original intent; to take advantage and profiteer by the council's rather liberal approval from the previous applications. This obviously undermines the authority and integrity of the planning process and sets a concerning precedent for future developments across the Borough.

In light of these concerns, I urge the council to reject the proposed changes to remove the age restriction on the residents, and reject the development application. The integrity of the planning process, the safety of the residents, and the well-being of the community must be upheld.

Thank you for considering my objection.