

PLANNING REF : 242066
PROPERTY ADDRESS : 1 Carey Road
: Wokingham, Berkshire
: RG40 2NP
SUBMITTED BY : Michael Ostocke
DATE SUBMITTED : 16/11/2024

COMMENTS:

Ascot House Planning Application
Application No 242066
Site Address Kendrick Close, RG40 2NW

Objections to Planning Application 242066- Ascot House

1. Residential Area

All the properties east of the area within Langborough Road, Denmark Street, Finchampstead Road to the railway bridge (RDG1 4/34) are now residential. All these properties are 2 storeys high, with the exception of one building in Langborough Road. Ascot House was restricted to two storeys at its inception and building, so as not to spoil the character of this area and this application will blatantly override this consideration.

2. Overbearing and Overlooked

Currently the top floor of Ascot House cannot overlook our back garden. The Carey Road back gardens have a 5 Metre drop (66%+ nt) from the Ascot House ground level to the ground level in the back garden. The 5metre drop or two storeys drop would mean a 3 storey Ascot House would tower 5 storeys above the back garden. This would overlook the back garden and present an overbearing structure above the property as well as reducing the amount of sky visible from our windows. Additionally, anyone standing on the balcony will have a clear view into the garden and encroach on our privacy.

3. Architectural Value

The planned addition of the upper storey is not in keeping with the character of the residential area and lacks merit.

4. Affordable Housing

There appears to be no affordable housing in the application. Ascot House is within easy reach of the Town Centre, public transport and local jobs amongst Molly Millar businesses, which would be ideal for lower income residents.

5. Impact on Parking

Parking in the area is already a problem, particularly for neighbouring roads where the houses do not have driveways or garages. Any additional housing will undoubtedly increase the current problems.

We have photographs of the potential impact on our property if required, in the form of a computer generated view, and invite council/planning officers to visit and assess the grounds for our objections.

We hereby object to this Planning Application.

Sally & Mike Ostocke
1 Carey Road

