

PLANNING REF : 241900  
PROPERTY ADDRESS : 4  
: Sonning Gate, Sonning, Berkshire  
: RG4 6GQ  
SUBMITTED BY : Mrs malarvizhi babu sandilyan  
DATE SUBMITTED : 05/08/2024

COMMENTS:

Planning application 241900 objection

Dear Sir,

Planning Application 241900

LAND SOUTH OF OLD BATH ROAD, SONNING RG4 6GQ

I am writing to strongly object to this planning application.

Overdevelopment

The application is a gross overdevelopment of the site with a far more urban and stark feel than that of the surrounding properties. Formed of three large blocks of flats it is out of kilter and out of keeping with the neighbouring houses. The comparison with the West Drive and Sunrise developments is not valid as those sites are not of the same character as this which is squeezed in in such a way as to feel cramped and unsuitable to a village setting. The scale of the proposal is simply unsuitable. The proposal would dominate the view in an unfortunate way.

Loss of Privacy/Overlooking

This house (4 Sonning Gate) will suffer hugely from loss of privacy as the tall blocks with their balconies will look directly into the

garden and windows of this house and overlook those of the neighbouring properties. The outlook from the house will be

severely reduced as the view will be dominated completely by the tall blocks of flats. If this proposal went ahead, there would be a significant detriment to the garden in comparison to its current entirely un-overlooked aspect, as it will be overlooked by the flat

windows and balconies. The suggested flats will have a clear view into the windows of the house and mean that all the rear windows will have to have net curtains or blinds to prevent the proposed flat owners having an uninterrupted view into the house.

New planning laws (July 2020) state clearly that planning applicants 'have a requirement to carefully consider the impact on neighbours' as well as the appearance of the development. It is hard to imagine a proposal on this site that would have more impact

on this house and also my neighbours.

Visual amenity

Visual amenity will be reduced substantially by the sheer scale and dominance of the proposal and by the loss of established landscaping.

Traffic

The volume of proposed flats would mean a huge increase to traffic to roads that are already busy. The A4 and Sonning roundabout are already extremely busy throughout the entire day. Traffic is so heavy on Pound Lane currently it can take some time before being able to pull onto this road from Sonning Gate. This application if approved will obviously mean increased traffic to this too.

The site is far from ideal as it offers no local amenities for people to walk to and therefore most trips would involve car use.

## Local

'shops' are attached to garages and are not the kind of retail outlets that tempt people to use on foot. The local Rams Rugby sports pitch attracts a lot of parked cars and this adds to the traffic on match days. The application has not allowed enough car parking for the proposal.

## Trees/Landscaping

The proposal would mean the loss of established hedging and trees which currently offer a very high level of privacy between properties. In particular the hedging and trees between 4 Sonning Gate and the site would be lost leading to a completely different feel to the outlook. The suggested diminished level of planting will take many years to offer any percentage of this privacy. This will add to the loss of character of the area generally and in particular to the houses boarding the site. The tall established trees can be currently seen from a wide area and the loss of these from the skyline would be of detriment to the area.

## Amenities

Local amenities are not close or within walking distance. It is not an appropriate location for properties designed and marketed for older people who will want to walk as their main form of transport to local amenities. This location is primarily for those who will use cars for all trips. The bus service is slim at best.

I strongly feel the application is completely inappropriate and would ask that it is rejected. The application - falls short on a number

of planning grounds and should be dismissed. In particular it takes no consideration of the massive detrimental impact to the

neighbouring properties means that does not fall within the spirit of new planning regulations