

PLANNING REF : 250228
PROPERTY ADDRESS : 8 Shepherds Hill
: Earley Reading, Berkshire
: RG6 1BB
SUBMITTED BY : Mr Ian Shankland
DATE SUBMITTED : 26/02/2025

COMMENTS:

In principle we have no objections to our neighbours extending their property and we understand their desire to extend both front and back. However, having reviewed the plans submitted we would like to raise a number of potential concerns. It may be that these concerns are a result of a lack of detail in the showing the location of the proposed works in relation to the neighbouring property, number 8 Shepherds Hill.

Mr M. Raja provided copies of the plans to us as we own the property 8 Shepherds Hill. The plans show the front single storey extension using the exterior wall of our property 8 Shepherds Hill. During this meeting with Mr Raja we informed Mr. Raja we would not give consent for the exterior wall of no 8, our property, to be used in the construction of the front single storey extension of no 10.

As the front extension of no 10 will require excavating within a neighbouring properties a party wall agreement and written consent from all legal owners of any affected properties will be required. Guttering and downpipes for drainage are not clear. No 8 drainage at the front does not flow into the drainage/sewer main systems but into a purpose built soakaway on No 8 property. The soakaway does not have the capacity to take rainwater from additional sources. New guttering for the front extension cannot feed into no 8 existing guttering. The vent for the downstairs bathroom of no 8 will be affected by the front extension and would like to see detail on how the vent will be accommodated in the front extension.

For the back single storey extension, are fence panels to be removed and the wall to be built on the boundary?

During a meeting with Mr Raja revised plans for the front extension were shown. The revised plans were yet to be submitted to WDC and are to change from a single storey to a two storey front extension. We

are keen to see the details of these plans, the properties share a roof in an unusual manner.