

PLANNING REF : 251477
PROPERTY ADDRESS : 6 The Knapp
: Earley, Reading, Berkshire
: RG6 7DD
SUBMITTED BY : Mr Ben Staker
DATE SUBMITTED : 02/07/2025

COMMENTS:
Objection

Please do not approve this planning request and confirm it has been rejected.

To address this proposal specifically and for avoidance of doubt;

Point 7.1.4, Design, in the Planning Statement & Report Document is not accurate and therefore not valid.

The existing extensions at No.5 and No.6 are not joined. When No.6 built their approved extension, they set their extension well back from the boundary line.

If No.5 were to build the proposed extension and join No.6's extension, they would have to cross the boundary line. This is not acceptable to No.6 so to confirm, No.6 do not want No.5 to extend over the boundary line.

In addition to using No.6 land to join extensions, the proposed extension would then also go a further 2.5metres into No.6 garden. As well as using additional No.6 land, it would look very odd having the corner of No.5 extension in No.6 patio area. It would also affect No.6 future usage of their patio area.

I understand the Architect representing No.5 missed the fact the extensions are not joined and is rectifying it with new drawings & submitting a revised planning approval request.

Furthermore, when No.5 come to replace the existing extension with a new extension, if the boundary line is taken from the middle of the chimney stack (tbc), it would appear the existing extension of no.5 is already over the boundary line onto No.6 land. This would have been done before we moved to the property. If No.5 new extension, in a revised form, does take place please bear this in mind and only build up to the boundary line.

If 'dead space' between extensions is a concern, then No.5 could also build their extension set back from the boundary line as well, like No.6 did, and thus create an even bigger accessible gap. This may also help with point 10.1, Light, in the Planning Statement & Report Document and the failed horizontal rule.

From discussions with our neighbours at No.5 they are aware and agree with our concerns, and they have kindly informed us that new plans are due to be submitted in due course that rectify the above.

Kind regards,
6 The Knapp