

PLANNING REF : 241900
PROPERTY ADDRESS : Mortimer
: Old Bath Road, Sonning
: RG4 6TQ
SUBMITTED BY : Miss Sarah Jones
DATE SUBMITTED : 27/08/2024

COMMENTS:

Planning Application Number: 241900

Development Location: Land South of Old Bath Road Sonning RG4 6GQ

Date: 27th August 2024

To Whom It May Concern,

I am writing to formally object to the latest planning application for the development adjacent to my property. My concerns are rooted in the significant negative impact this development will have on the quality of life for myself, my neighbors, and the broader community. I wish to outline the following key points:

1. Impact on Neighboring Properties:

The original proposal for this development was designed specifically for individuals over the age of 60, with an emphasis on minimising disruption and integrating harmoniously with the surrounding area. The proposed change to remove this age restriction dramatically alters the nature of the development and significantly increases the potential for disruption.

Given the new target demographic, which may include families, students or working professionals there will likely be an increase in noise, traffic, and general activity - throughout the 24 hrs of the day. This represents a marked departure from the low-impact design initially promised. The increased parking allowance actually causes us greater risks of disruption - both noise, quantum of traffic entering and leaving the site as well as light pollution from the lights which are likely to light the car park during the evening. Being immediately next door we will see this light constantly through the night.

Removing amenity space and replacing with car parking also goes against basic consideration points of family living such as safe play areas for children. The lack of these facilities and the fact the development is immediately onto a 50 MPH dual carriage way is danger written all of this.

2. Impact on Privacy and Enjoyment of Property:

A critical issue that I must address is the health and maintenance of the trees that currently serve as a natural barrier between my property and the proposed development. These trees, though not on my property, have been vital in maintaining some privacy and mitigating the visual impact of the current houses on the proposed site.

I have invested significant resources into maintaining these trees, in cooperation with the current owners of the site, who have shown understanding and support regarding this matter. I am grateful for their collaboration, as it has been essential in preserving the privacy and character of all the properties. However, I am concerned that under new ownership, this essential maintenance may not

continue and there does not be anything within the planning to address this. Should these trees fall into decline or die (some already not great even with my yearly preventative programs), my property will be left completely exposed, with direct sightlines from the new development into my home and garden. This loss of privacy would not only reduce the financial value of my property but would also severely impact my right to quiet enjoyment of my home. In a worse case planning is approved then the Council have an obligation to ensure any developer has to maintain these trees (or should they die or fall into disrepair then other trees of a significant age or height are planted to ensure privacy.

3. Inadequate Consideration of Neighboring Impact:

At a minimum, more must be done within the planning process to protect the immediate neighbors who will be directly affected by this development. The current proposal fails to take into account the significant disruption it will cause, particularly to those of us whose homes border the site. Without proper mitigation strategies, including the preservation and maintenance of the existing trees, the approval of this development would be grossly unfair and detrimental to the current residents.

4. Incompatibility with Local Character:

The proposed development is out of keeping with the aesthetic and character of our local village. The village has a well-established identity, and this scheme, as currently designed, fails to respect the architectural and environmental heritage of the area. The scale and style of the development appear incongruent with the existing homes and the overall feel of our community, which could result in long-term detrimental effects on the village's charm and cohesion. At a worse case, it's an eye sore but as seen with the local care home at the end of the road, the nature of elderly residence there is zero disruption to any local resident whereas changing the planning to remove the over 60's planning constraint will definitely change things for the worse.

In light of these points, I strongly urge the planning committee to reconsider the suitability of this application and to enforce stricter conditions that will protect the rights and well-being of neighboring residents. The development, as it stands, is not fit for purpose and fails to align with the character and needs of our community.

Thank you for considering my objections.

Yours sincerely,
Sarah Jones

Mortimer, Old Bath Road, Sonning, RG4 6TQ