

PLANNING REF : 242767
PROPERTY ADDRESS : 21 Milton Road
: Earley, 21 Milton Road Earley, Reading, Berkshire
: RG6 1EN
SUBMITTED BY : The T The Whitegates Residents Association
DATE SUBMITTED : 25/11/2024

COMMENTS:

Objection from ACER, The Whitegates Residents Association

ACER have concerns over the intrusion and loss of privacy to neighbours from this proposal.

1. It should be noted that a previous application for a mobile home in the back garden of No.6 Pitts Lane was approved in May this year by a different applicant. Application 241311 refers. There is no mention of this in the current application.

2. It is noted that on the re-designed first floor drawing 077PLP01, both the master bedroom and Guest Bedroom 1 have inward opening, i.e. exit doors (drawing item 7), which open out onto the flat roof of the ground floor rear extension. To walk out onto the flat roof would potentially afford a grandstand view into neighbouring gardens, which would be unacceptably intrusive. It is noted that there are currently no handrails around the roof of the ground floor extension roof, nor any protection to the rooflights. It is suggested that a condition prohibiting the ground floor roof being used for recreational purposes is a condition of any formal Acceptance of this application.

3. There are two new dormers shown on the drawings. There is a conventional size dormer shown for Guest Bedroom 3 which is shown on drawing 077PLSA. This shows the dormer window set back one metre from the rear wall of the property. The new dormer for Guest Bedroom 3 is significantly larger, with the full height window, set back only 250mm from the rear wall of the house. With such a large dormer, this would look like a three storey section of the house from the rear, with associated intrusive overlooking into neighbours properties. It is noted that there is no section of the property through Guest bedroom 3. It is also noted that the set back of the dormers is stated as 1.8 and 0.91 metres, but this is from the edge of the eaves, not the rear wall. The omission of the sectional drawing of bedroom 3 and the set-back measurements from the eaves appear to intend reassurance that the visual impact of the dormers is less than it would actually be when built.

4. ACER are against rear facing dormers on residential homes due to them affording visual intrusion into previously private areas of the neighbours back gardens. This would not be the case if the dormers were on the front of the property, overlooking access roads, a public area. This is especially the case with large dormers which extend up to the wall of the house.

ACER therefore objects to this application due to the actual increase in intrusion and overlooking from the rear facing dormers, plus the potential for further overlooking from the roof of the rear

extension.

Should it be minded to approve this application, then it is requested that there is a condition to prevent the roof of the rear extension being used for recreational purposes.