

PLANNING REF : 241900
PROPERTY ADDRESS : Redgrave
: Old Bath Road Old Bath Road, Sonning / Reading
: RG46TQ
SUBMITTED BY : Mr Enver Cebi
DATE SUBMITTED : 02/09/2024

COMMENTS:

Subject: Objection to Planning Application Number: 241900

Dear Wokingham Planning Authority,

I am writing to express my strong objection to the revised planning application number 241900, which proposes significant changes to the development adjacent to Birchley houses, including my residence at Redgrave, Old Bath Road, Sonning. This revised application, which now includes non-age-restricted C3 flats, raises severe concerns regarding privacy, community character, and local infrastructure.

1. Significant Privacy Concerns:

The change from age-restricted residences to a non-restricted demographic is particularly alarming due to the increased likelihood of overlooking and loss of privacy for existing residents. Previously, the development was to cater to a quieter, less mobile demographic. The proposed increase in the number of units and the introduction of balconies and larger windows in these units will lead to direct sightlines into our private living spaces, significantly diminishing our privacy and the quiet enjoyment of our homes.

2. Impact on Local Character and Over-Development:

The proposed development, with its higher density and mixed demographic, does not reflect the established character of Sonning, which is predominantly composed of detached homes with considerable private space. The planned three-story buildings would not only overshadow existing homes but also lead to the removal of mature trees which contribute significantly to the area's visual amenity and privacy. This kind of development would irrevocably alter the character of our community.

3. Increased Traffic and Insufficient Infrastructure:

As noted in previous communications, the increase in population density will lead to higher traffic volumes on Old Bath Road and the A4, which are already strained. The current infrastructure is not equipped to handle such an increase, and the proposed plan does not adequately address the resultant safety, noise, and pollution issues that will arise.

4. Community Infrastructure Levy (CIL) and Local Amenities:

Given the removal of age restrictions, it is essential that the full Community Infrastructure Levy be imposed to fund necessary improvements to local infrastructure, which will now see increased demand. Additionally, the lack of amenities within walking distance will inconvenience residents and potentially lead to higher vehicle dependency, contradicting sustainable development principles.

The proposed changes to this development significantly affect the privacy, quality of life, and safety of existing residents. They also represent a shift from the original planning intentions, which were aligned with the community's character and infrastructure capabilities. I urge the planning committee to reconsider the approval of this application, to ensure that any development aligns with the long-term visions for our community and does not detrimentally impact the existing residents.

Thank you for considering my concerns.

Yours sincerely,

Mr E. Cebi
Redgrave, Old Bath Road, Sonning