

PLANNING REF : 252476
PROPERTY ADDRESS : 1 Hambledon Close
: 1 Hambledon Close, Reading, Berkshire
: RG6 3TD
SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 09/12/2025

COMMENTS:

This does not address the following key issues as they are changes to the approved plans:

1. lop-sided frontal appearance due to the extension roof not being lower than the main property. Use of grey tils which are at odds with the red tiles on the adjoining roof.

2. Encroachment and domination of No. 26 due to the extension wall being closer to the boundary. This leaves a gap of just 400mm instead of the approved 800mm.

The dominance is due to the roofline not being lower than the main building or having a sloping hip end roof. As 26 is lower on road slope, this exacerbates the dominance.

3. The approved plan showed 3 spaced out and set back dormers. There is now one very large dormer with Juliet balcony providing substantial and intrusive views overlooking the surrounding properties whilst being out of keeping with the area.

4. The average height of the sidewall has increased from 3.2m to 3.5m which further reduces the light coming into No. 28. The Borough Design Guide calls for a maximum height of 3m to try and protect neighbours interests.

If the officer is minded to approve this application I ask that it be referred to the Planning Committee.