

PLANNING REF : 260603
PROPERTY ADDRESS : 286 Silverdale Road
: Earley, Berkshire
: RG6 7NU
SUBMITTED BY : Mr David Howard Clarke
DATE SUBMITTED : 30/03/2026

COMMENTS:

Whilst, as adjoining neighbours, we do not have an intrinsic objection to the proposed planning application we do have two areas of concern which we have highlighted to the applicant but feel should be taken into consideration by the council when deliberating on the application.

1. We share a flat roof over the current rear extensions to our houses. Reroofing was last undertaken in January 2017 in conjunction with the previous owners of the applicant's house. Currently the roofing is continuous between our two properties. The roof installed has a 20-year guarantee which is a rubber bond fleece back EPDM waterproofing system together with installation. As we do not wish to have our guarantee invalidated, we contacted our roofer who is an approved installer of this system, and they have written to the effect that in order to maintain the guarantee they would need to be involved in any changes to the roof (e.g. reroofing across the applicant's roof and correctly joining to our roof) We feel that the cost of these works needs to be borne by the applicant as part of their extension works.

2. We additionally have a double skinned garden wall immediately to the rear of the current extensions. From looking at the plans submitted for the new works it appears that the proposed works would incorporate that wall, although the wall itself is longer than the proposed additional extension. However as half of the wall is on each side of the property boundaries we have spoken to the applicant who has agreed to have his plans amended so that any new works take place on his property only, i.e. the exterior wall of the applicant's extension, nearest to us, is built on his property behind the garden wall and the current garden wall is left in situ. We feel that these points should be taken into account when considering the application as to design and materials used, and that if the application is approved these points should be included as part of any permission granted.