

PLANNING REF : 252161
PROPERTY ADDRESS : 21 Milton Rd Milton Road
: Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 06/10/2025

COMMENTS:

Additional Comments Planning Application 252161 at 75 Chiltern Crescent

These comments are in addition to those in ACER's original Objection and refer to points raised in a subsequent submission by the Agent, Mr Safdar Hussain.

Ground Floor Bedroom

The provision of a ground floor bedroom is not an issue. ACER just pointed out that it should be counted as a bedroom, therefore doubling the bedrooms from three to six in the overall description of the property.

Parking Provision

ACER pointed out that in their experience, a minimum of five cars is normal for a five bed property. ACER excluded the ground floor bedroom in that statement.

Hipped to Gable roof design

The approved gable end loft conversion referred under application 251690 was for Permitted Development for the house without a two-storey side extension. This application adds a two-storey side extension under local planning rules and guidance. The guidance to retain a hip end roof on a hip end property is quite explicit and shows a gable end as 'unacceptable.' as previously stated. A sweep using street view shows all other roofs to be hip end properties, the prevailing character as originally built. The property at 77 has no side extension.

Landscaping/ Driveway

It is claimed that 'there are no proposed changes to the driveway at the front of the property'. The existing driveway has a driveway for one vehicle next to a grassed front garden with tall hedging to the side of the grass. A grass verge exists along the road frontage. The plan view parking provision on drawing ACCE PL-100 shows four cars facing the road with no soft landscaping. The claim that there are 'no proposed changes to the driveway' is patently incorrect and misleading.

The statement goes onto claim that a majority of homes have fully paved front gardens. Fortunately this is in fact still a minority. Many houses which have added off-road parking have retained soft landscaping in their front gardens.

Policy CP3 d) requires development to "maintain the ability of the site to support fauna and flora",

CP3 f) requires development to "integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping".

Policy TB06 a) iv) states "providing appropriate soft landscaping particularly at site boundaries".

Retaining soft landscaping is essential to retain the local character at this end of Chiltern Crescent.

Rear Dormer Windows

It is claimed that the location of the windows complies with PD requirements. The windows are in line with the first floor windows as shown on elevation ACCE PL-401, therefore it is difficult to see how they are set back from the eaves by 20cm as required by PD.

One of the two diagonal lines on plan view ACCE PL-201 is less than 45 degrees, therefore compliance with loss of light to the neighbouring property is not evident, particularly as the fenestrations of the neighbouring property are not on the drawings. ACER asked for the light loss to be checked.

ACER repeat the statement that Chiltern Crescent is characterised by hip end properties, grass verges and trees, all of which will disappear at this location if this application is approved.