

Planning ref: 252886

Property address: 63, Eastcourt Avenue, Earley, RG6 1HH

Submitted by: Mr R. Ross

The above application has been stated is sympathetic and reflects the Borough Design guide. It also states there is no effect on neighbouring properties. I would point out the following: -

Overall design

- The proposed new extension is to be built adjacent to the boundary line creating a 'terracing effect' with my property (See **Photograph 1** for the existing relationship). The first-floor element is not set back 1 metre from the boundary line. A 160mm gap is not large enough for the routine maintenance of my external wall or that of the new extension. There is the potential for a damp issue to form if these walls do not have adequate ventilation to dry out in wet weather. Whilst this latter point is not a direct planning consideration, it is a material one.
- The houses along this upper section of Eastcourt Avenue have a distinct and uniform style with clear, defined gaps between the properties. There are no properties with two storey extensions built so close together and specifically not on the boundary line. In my view, the current design is not 'in keeping' with the existing street scene. A satellite view of the immediate area is shown in **Photograph 2**. Extensions forward of the principle elevation are more common.

Sense of enclosure

- I am concerned that the proposed extension will lead to an unacceptable level of enclosure, extending more than 6 metres the length of the boundary with a two-storey element and a single-storey element with a flat roof continuing directly on the boundary line. The new warm deck flat roof providing considerable height to the overall extension proposed and therefore adding to the sense of enclosure. There has also been no consideration for the potential loss of hedging and landscaping on the boundary line, as shown in **Photograph 3**, which will be affected by the demolition of the existing garage and the construction of the proposed new extension.
- This effect is further exacerbated by the fact the house sits further back within the plot itself.

Right to light

- I disagree that there is no loss of light to neighbouring properties. It has not been shown that the proposal will not have an adverse effect on my living room area or whether the potential overshadowing of the two-storey element affects my side elevation window and my garden space adjacent to the boundary and shown in **Photograph 4**. The loss of light in this area will likely effect the growth of the hedge.

Whilst I am not against development of the neighbouring property, I am objecting to the current design. The proximity to the boundary makes the proposed new extensions overbearing and adds considerable mass and bulk to this property causing an unacceptable sense of enclosure and causes a 'terracing effect.' This leads to a dangerous precedent for the future development of neighbouring properties, which may follow the same trend.

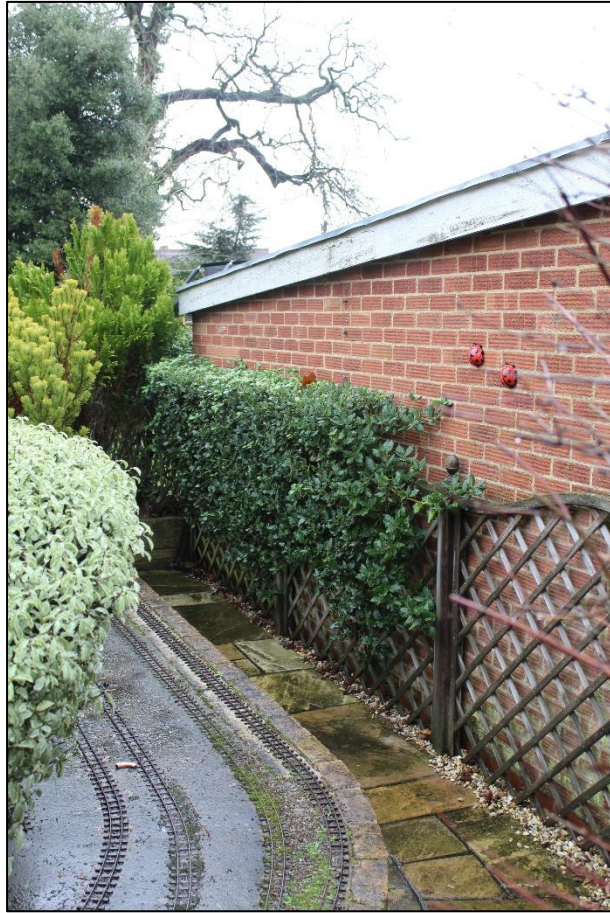
Whilst not a planning consideration, I have a huge concern as to how this extension realistically can be built so close to the boundary line without directly affecting my property and the enjoyment of my home.



Photograph 1 – Existing relationship between 63 and 65 Eastcourt Avenue



Photograph 2 – Style and relationship of houses in the immediate area



Photograph 3 – Existing boundary line and garage structure to No. 65, Eastcourt Avenue



Photograph 4 – Existing boundary line and garage structure to No. 63, Eastcourt Avenue