

PLANNING REF : 241875
PROPERTY ADDRESS : 54 Old Bath Road
: Sonning, Reading, Berks
: RG4 6GA
SUBMITTED BY : Mr PETER HARTE
DATE SUBMITTED : 24/10/2024

COMMENTS:

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RG4 6GA
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COMMENTS:

My comments to support my objection to this planning application are as follows:

01 The height of the proposed property will exceed the existing roof height standard on all the adjacent properties by approximate 6 feet, or 8 feet if the light prism is considered. This was not allowable when I proposed a property extension on No 54 Old Bath Road previously.

02 The top level of the proposed upper windows will be 3 feet or more above the upper window levels on existing properties. This is not acceptable.

03 The footprint of the proposed property appears to be approximately 150% larger than the original building size. This was absolutely limited to being no more than 100% larger when I proposed a property extension on No 54 Old Bath Road previously. The proposed "Porch" at the front also adds more space to the overall footprint.

04 Has the footprint (and weight) of the proposed building been approved by the Railways in regards to subsistence, as they have experienced problems near this site very recently.

05 As far as I can see, there will be no easy access for storage of rubbish, recycling, food waste and grass waste, unless the garage was used for this, which is not how it is shown on the plans.

06 Car parking space for the proposed property will be limited, with up to 5 cars often being present currently, which will mainly be on the road. This may also cause problems as Old Bath Road is a designated cycle lane.

07 The spacing around the proposed property will not allow access to any kind of vehicle, either for emergency access or for building requirements.

08 A minor point is that the notice signage for the planning application has only been present for 1 or 2 weeks at the most, which I believe is insufficient. I nearly missed the expiry date for these comments because of this.

09 I believe that the required BAT survey has not been provided properly.

10 Finally, I believe that the proposed property is completely out of touch with the look and feel of the existing properties on this part of the Old Bath Road.

- window levels and building height
 - the number and size of the windows
 - Yellow brickwork (I believe)
 - requirement for number of cars with lack of adequate parking -
- No easy access to the back of the building.

I hope that a way can be found to upgrade / rebuild this plot in an appropriate fashion.

Peter Harte

54 Old Bath Road