

PLANNING REF : 242396
PROPERTY ADDRESS : 18 Radnor Road
: Reading, Berkshire
: RG6 7NP
SUBMITTED BY : Mrs Kate Hellestoe
DATE SUBMITTED : 07/10/2024

COMMENTS:

I strongly oppose this application.

All the reasons for refusing the previous application (241352) still apply to this new application.

It is not in keeping with area and will have a negative and detrimental effect on the character and its ambience. A building of this size will be incongruous and most concerning in a residential garden. By increasing its height, adding a second floor and windows it will no longer be a garden outbuilding but a two bedroomed house. The regulations for outbuildings are single storey and 4m in height, these regulations are in place for valid and considered reasons. The height and mass of the building will be significantly above the fence height, another 12 feet, it will be overbearing and will dominate and encroach on our living space. Visually there will be no escaping its negative impact, we will be looking directly at it from our main living area and back bedroom, with no means to screen the view. It will not just impact us but several other neighbours too. It will be an invasion of privacy; the windows will provide direct sight into our open plan dining room, lounge and kitchen, the back bedroom and the entire garden. Also, with the upstairs windows open it will affect our use of our cabin and patio area, located directly the other side of the fence. This is where we BBQ and use our fire pit and our conversations will be overheard.

The impact on the protected Oak Tree also needs to be addressed.

These are valid reasons making the application unsuitable for approval.