

Neighbour Objection Supporting Documentation

REF:

Planning Application Number

250730

Referring to a Planning Application made for:

The Proposed Extension to:

25 Colemans Moor Lane

Woodley

Wokingham

RG5 4BT

**Objection basics submitted online, and within this supporting document
by**

Miss Melissa Grange

23 Colemans Moor Lane

Woodley

Wokingham

RG5 4BT

1. Setting



- 1.1 Coleman's Moor Lane in Woodley, Reading is characterised by a mix of residential properties, including semi-detached and detached houses, all featuring traditional UK style design, construction and materials
- 1.2 The site requesting planning permission is number 25 as shown by the red boundary lines below, and my property is number 23 shown by the blue boundary lines below



- 1.3 The houses below (circled yellow) were all built post war to the same/similar style and use the same materials, although some have since had extensions and alterations. Satellite imagery and Google Earth street view images of these properties can be seen below



- 1.4 It can be noted that this collection of houses (as well as others in the street) are sympathetic to the surroundings and contribute positively to the character of the area.
- 1.5 The mass and height of the buildings are not overwhelming and the balance and rhythm of the street is maintained in terms of the relationship of the buildings and the space between one another.
- 1.6 You will note that properties 23, 25 and 27 all suffer from very small, triangular rear gardens as a side effect of being built on a corner/bend in the road
- 1.7 The properties share a number of design features such as hip and valley intersecting roofs forming dormer style windows. The eaves are built upon from ground floor ceiling level, giving a feeling of a building with a low roofline profile such as a bungalow



1. My Objections to the Planning Application at Number 25

- 2.1 The scale of the proposed alterations are completely disproportionate to the size of the properties of the same design in the street. See figure 1 below
- 2.2 The area of the proposed alterations are completely disproportionate in scale to the original footprint of the original house and its current existing footprint. See figure 1 below



Figure 1

- 2.3 The proposed application is a cumbersome attempt to maximise floor area in the most cost effective manner open to them and the architect has in no way attempted to soften the scale of the proposed alterations impact on the street by reflecting the design cues of the existing building, or of those of a similar design seen on the street. As per your borough design guide documentation; ***For properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area***
- 2.4 The embedded measurements on the drawing appear inaccurate; as measured on site and then verified against the dimensions of the length of my West facing gable wall and then on plans drawn up for my own West facing extension. Based on these measurements the proposed extension crosses my boundary line. The inaccurate boundary line can be seen in figure 2 overleaf, demonstrated by a string line, and illustrates just how much of my garden has been compromised.



Figure 2

- 2.5 The proposed ground floor North East facing wall at worst crosses my boundary line (as previously mentioned) or at best (assuming their drawing measurements are accurate) touches my boundary line in two places. As per your borough design guide documentation; **A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width.** See figure 3 below. Access to their rear garden to maintain the currently 4 metre high hedge of theirs (that hasn't been maintained) would be impossible but for green waste to be transited through the house. This seems an unlikely action and invites potential future dispute
- 2.6 The proposed side extension does not follow guidance. As per your borough design guide documentation; **Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary.** See figure 4 below showing that the design does not step back from the front elevation by 1 metre.

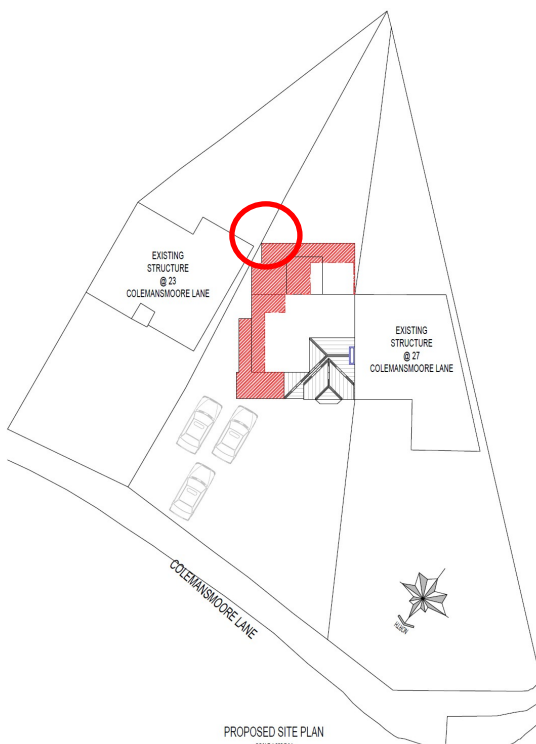


Figure 3

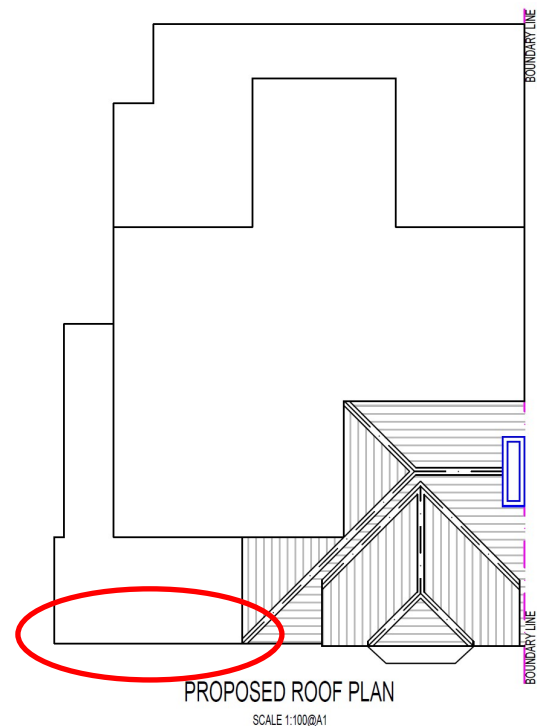


Figure 4

- 2.7 There will be a loss of light through our West facing Velux windows in my master bedroom and the Velux to the adjacent room.
- 2.8 The view from our West facing Velux windows in my master bedroom and from the Velux to the adjacent room will be compromised by the proposed North East facing First floor wall and flat roof. The view of a large featureless white wall so close to our windows will greatly impact the enjoyment of our first floor spaces in this area
- 2.9 The proposed First Floor En Suite looks wholly inappropriate as an isolated box randomly dropped in the middle of the rear elevation in an attempt to satisfy neighbours line of sight requirements for planning.
- 2.10 The large expanses of flat and shallow pitched roofs coupled with the bare edifices of wall will greatly impact the enjoyment of my garden and is again wholly inappropriate to the features of, and rhythm of the street.
- 2.11 The gardens of 23, 25 and 27 Colemans Moor Lane all narrow to a point. Building vast extensions that encroach to the side and further down the garden will have a negative impact on us all, making the gardens feel even smaller. The scale of the proposed plan will unbalance the ratio and proportion of building area to garden area.
- 2.12 The existing property has grown over time since it was built, and the proposed alterations are completely out of character to its origins, unsympathetic to its surroundings, and completely lack considerations of appropriate scale and proportion. See figure 5, 6 and 7 below which provides a visual image of the buildings development over time. The proposed alterations completely overshadow and overwhelm the character of the original house which would be lost

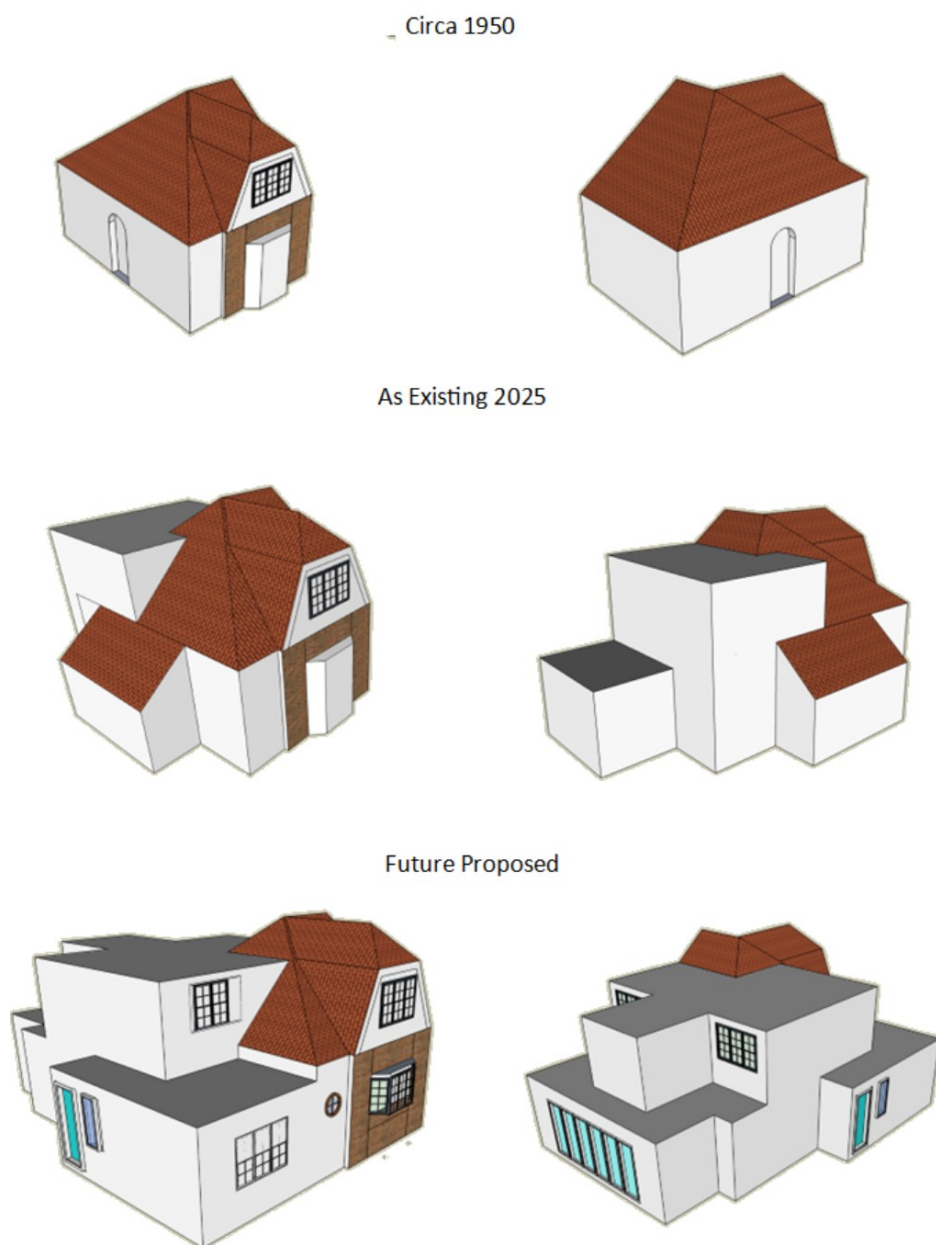


Figure 5

Figure 6



Figure 7

2.13 The communal drain owned by Thames Water was constructed at a time when all of the house in the street had smaller roofs and fewer bathrooms. The drainage is a constant source of problems for us and Thames Water due to its size. It was sized for a different time when the soil and waste demands of the properties were considerably lower. My property has two known manhole covers that form a junction for the adjacent houses. The drainage system will be under much heavier strain due to:

1. The additional bathrooms and WC's under the proposed works
2. The huge increase in additional roof area directing even more water
 - A. directly plumbed into the drainage sewer causing more frequent and large scale issues
 - or
 - B. to soak away into the surrounding ground cover with the potential for subsidence and damp issues

Figure 8 shows the natural fall of the land and it can be seen that any rain left to naturally soak away will flow in the direction of my property

For context, the existing roof area of number 25 will on an average year collect 46,280 litres of rainwater annually and disperse this through its downpipes to ground, whilst the proposed roof with its much larger area (nearly double the m^2) will disperse an average of 79,032 litres of rainwater annually.

We urge the borough planning department to take this serious threat to the future structural integrity of our property and out other objections into consideration when determining an outcome to this planning application.

Many thanks for taking the time to read and consider our position



Figure 8