

PLANNING REF : 251586
PROPERTY ADDRESS : 21 Milton Rd Milton Road
: Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 28/07/2025

COMMENTS:

An infill development using the bottom of the garden of No 8 Culver Lane to construct a new 1 bedroom dwelling facing on to Anderson Avenue

Objection from ACER, The Whitegates Residents Association

This is a particularly cramped infill development, built right up to the boundary of two neighbouring properties with no back garden amenity for the residents. This is overdevelopment totally out of character in a suburban area characterised by separated dwellings with garden amenities.

Please note the following:

1. The remaining back garden length between the house and the proposed back boundary is less than 5 metres, not the minimum of 11m, which is the accepted standard for suburban properties in this area
2. The back garden length of the new property is 362mm, and does not meet the 11 metre standard for back gardens, or the minimum of 1 metre to any boundary
3. The back windows of the proposed dwelling look directly over the fence into the back garden of neighbouring properties, which is intrusive and unacceptable.
4. The distance between the side of the property and the adjacent property in Anderson Road is 350mm, and does not meet the minimum distance of 1 metre to the boundary
5. The vertical gable end roof of the property is dramatically different from the main property and the vast majority of properties in this area which are sloping hip-end roofs. The gable end roof is out of character and would clash with the character of the area.

Summary: This is an unacceptable infill proposal, made worse by its cramped location, lack of amenity space and lack of set back from neighbouring property boundaries. This application should therefore be refused as not complying with Policy CP3, which requires development "of an appropriate scale mass build form height" and to "integrate with their surroundings (especially existing dwellings) Without detriment to the amenities of adjacent land users and their quality of life".