

PLANNING REF : 261214
PROPERTY ADDRESS : 9 Verey Close
:
: RG10 0LW
SUBMITTED BY : Mrs Abigail Stearns-Guest
DATE SUBMITTED : 08/07/2026

COMMENTS:

We wish to object to Planning Application 261214 for the proposed single-storey rear extension, porch extension and garage extension at 10 Verey Close.

Our primary concern relates to the property's location at the end of Verey Close, a small cul-de-sac served by a single access road. The end of the close functions as an important turning and manoeuvring area for vehicles accessing neighbouring properties, and this is particularly important given the proximity of a school on the street, which results in regular vehicle movements and turning activity throughout the day.

As residents of the close, we are concerned that the application does not fully acknowledge the practical access constraints associated with this location. The property sits at a point within the cul-de-sac where any obstruction, congestion or reduction in manoeuvring space has the potential to affect access not only to the application property but also to neighbouring homes at the end of the road. We therefore respectfully request that the Council carefully considers the relationship between the proposed development and the existing highway environment, including the importance of maintaining safe and effective vehicle access, turning movements and manoeuvrability within the close.

We are also concerned that aspects of the submitted application do not appear to accurately reflect the characteristics of the site and its surroundings. In particular, the application form states that the site cannot be seen from a public road. However, the property is clearly visible from Verey Close, which is a public highway, and forms a visible part of the street scene experienced by residents and visitors entering the cul-de-sac. We respectfully request that the Council verifies the accuracy of the submitted information and assesses the proposal on the basis of the site's actual visibility and relationship with the public realm, as the visual impact of the proposed extensions can only be properly considered within their true street-scene context.

In addition, we have concerns regarding the impact of the proposed porch extension on the character and appearance of Verey Close. The close benefits from a consistent and cohesive residential character and, to our knowledge, neighbouring properties do not feature similar projecting porch structures. As the property is clearly visible from the public highway, we believe the visual impact of the proposal should be carefully assessed against the established character of the street scene.

Finally, we are concerned about the impact of the proposed rear

extension on neighbouring residential amenity. Whilst single-storey in scale, the extension would significantly increase the built footprint of the dwelling and has the potential to create a more dominant and overbearing presence when viewed from neighbouring properties and gardens. Given the close relationship between homes within Verey Close, we believe careful consideration should be given to the potential impacts on daylight, overshadowing, and the overall sense of enclosure experienced by neighbouring residents.

For these reasons, we respectfully request that the Council refuses the application or seeks amendments to address these concerns.