

PLANNING REF : 252297
PROPERTY ADDRESS : 3 Hermitage Drive
: Twyford
: RG10 9HT
SUBMITTED BY : Miss Katharine Ruffell
DATE SUBMITTED : 30/10/2025

COMMENTS:

As the other co-owner of the neighbouring property of 3 Hermitage Drive I wish to object to this application for all reasons stated in the response provided by Alex Eeley on 17/10/2025, which all ultimately arise from proposed overdevelopment of an unsuitable infill plot, i.e. an enclosed garden.

I am especially concerned with the dimensions and associated impact of the proposed dwelling - The planning statement describes overcoming previous reasons for refusal (application no. 162886) by reducing development to one storey. However, the overall building height stated in the plans is 6m, which is ~2m higher than that of a typical bungalow. Therefore this dwelling must be considered to be at least one and a half, or two storeys in form.

I am unsure of the need to build a one floor property 50% higher than necessary. I think it reasonably likely to foresee that plans are intended for subsequent revision to include rooms upstairs, as the height of the dwelling could readily accommodate within the structure

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To note, the previous application was specifically refused on the basis of having an overlooking and overbearing impact on our property, which the current design continues to have (regardless of whether rooms are created within a an upper level), along with a likely loss of light from a very dominant structure being brought closer to the boundary of our property than the previous design and with reduced building separation.

Plans do not clearly show how foul drainage will connect to the mains sewer system given the site is enclosed and access appears restricted.

The planning application form also notes an increase from 0 to 2 parking spaces on the site. Whilst this may be true (as it is currently a garden), to clarify, the net result will be an overall reduction of parking surrounding the site as a result of the proposed access, with the associated issues as stated in other objections.

I kindly request full refusal of this application.

Yours sincerely
Katharine Ruffell