

PLANNING REF : 250666
PROPERTY ADDRESS : 21 Milton Road Earley
: Reading, Berkshire
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 06/04/2025

COMMENTS:

To Replace a modest garage with very high outbuilding
-Objection from ACER, The Whitegates Residents Association

ACER objects to this Application as the outbuilding is completely out of keeping and dominates the neighbourhood, compared with the previous garage which blended in with the back garden landscape.

Please note the following:

1. The current 'development' in the back garden of 20 Culver Lane resembles that of an infill housing development with the total outbuilding footprint larger than that of the main property, and the roof is of similar height and visual impact.

2. The 5.5 metre height of the large pitched roof dominates the neighbouring gardens and is unacceptable as being totally out of keeping in the area.

3. The extended footprint of the basic outbuilding is the size of a commercial gym and not for personal use in a domestic property

4. The first floor accommodation is unacceptable in an outbuilding.

5. There is ample room to accommodate a home office on the ground floor next to domestic use gym equipment.

6. The veranda is an unacceptable adjunct to such a large outbuilding

7. The large car port extending to street level is a further inappropriate extension to the outbuilding, extending all the way to the boundary and does not allow space for the gates to open when a car is in place.

8. The Change to close board fencing is welcomed.

9. The continuous hedging along Eastcourt Avenue is welcomed but is does not extend as far as shown on previously approved landscaping plans and the grassed areas are also not shown. Both the former are still awaiting implementation from previous approved plans and are important to retain the character of the area

10. The new soft landscaping planting is not specified, and needs to be visible above the fencing if it is to comply with the street scene, which is predominantly green vegetation in front gardens clearly visible when driving along the road.

Summary: The mass, and height of the outbuilding far exceeds acceptable parameters and the visual impact and domination is totally out of keeping with the back garden location and should therefore be refused as not complying with Policy CP3, which

requires developmentir surroundings".

There needs to be sufficient visible soft landscaping, particularly in the front garden, firstly in order to comply with Policy TB06 Development of Private Residential Gardens, which states in a) iv) Providing appropriate soft landscaping, particularly at boundaries. And secondly, to comply with policy CP3 (f) .integrate with their surroundings (especially existing dwellings) .including the use of appropriate landscaping.