

Ralph Ellison
152 Woodwarde Road,
London SE22 8UR

Dear Sir/Madam,

Re: Application 260791 – Penguin, Wargrave Rd, Remenham

I write as a neighbouring owner of the adjacent property (The Moorings, Wargrave Road, RG9 3JD) in order to object to the above planning application relating to the proposed replacement dwellings and outbuildings.

I totally support the detailed objections and comments from Remenham Parish council.

The main focus of my concern is that the proposed replacement dwellings are clearly considerably larger than the (current) existing buildings and a significant increase on the plans proposed in the previous application. This conflicts with development plan policy and national policy as a result.

It is noted that at no point the proposed application includes any reference to the size of the current existing dwelling on site. This application appears to be based on a previous application approved in 10-2025 and therefore minimises the overall gross increase in the size of buildings as compared to the current existing buildings. This is incorrect and misleading.

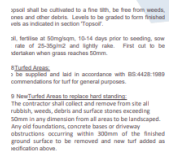
In addition there are no measurements on any submitted drawings to enable an easy comparison of the scale. This is also incorrect and misleading.

Several of the applicant's claims are supposedly supported under "Permitted development claim". Based on the above comment the applicant is claiming twice under permitted development on the current existing buildings. This is extremely important to any assessment of the current planning application, and the applicant has chosen to make no reference to it, instead choosing to make reference to the considerably larger buildings including extensions and outbuildings which were approved in the previous application and currently do not exist. This gives the illusion that the current application is the first application under PD. This makes accurate comparisons completely impossible.

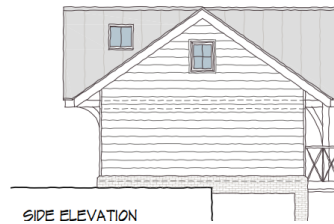
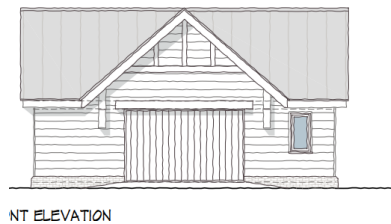
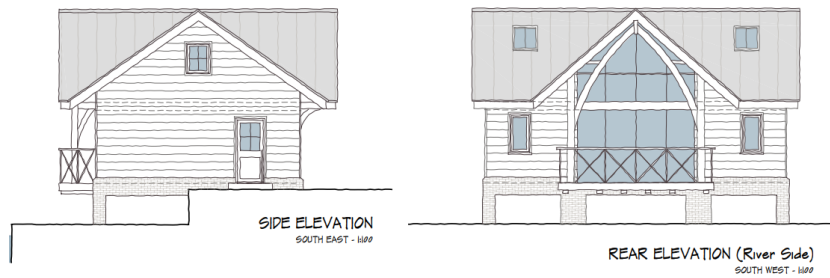
Proposed Outbuildings

The existing "outbuilding" consists of two very small garages on street level positioned approx. three metres from my neighbouring property (The Moorings). The applicant has been granted permission to develop the garages into an outbuilding under PD. Since the first planning application this application the applicant has placed a temporary storage container in between the old garages and my property.

The current application is proposing to further develop the garages AND the area covered by the container (now labelled as 'store' under PD) into a two-storey building based on street level and directly adjacent to my neighbouring property. Substantially overlooking and overbearing on my neighbouring property.



The above drawing indicates the proposed development of the existing small single level garages AND the existing container into a two-storey building adjacent to my property. The existing garages have an internal space of approx. 34sq metres. The current application is proposing an increase this to 124 sq metres and increase of 200%.



MATERIALS:

- WALLS - TIMBER CLADDING/COMPOSITE CLADDING
- DOORS & WINDOWS - CRITIAL STYLE STEEL WINDOWS
- ROOF - ENG
- PLINTH - BLACK ENGINEERING BRICK PLINTH

REV	COMMENTS	DATE

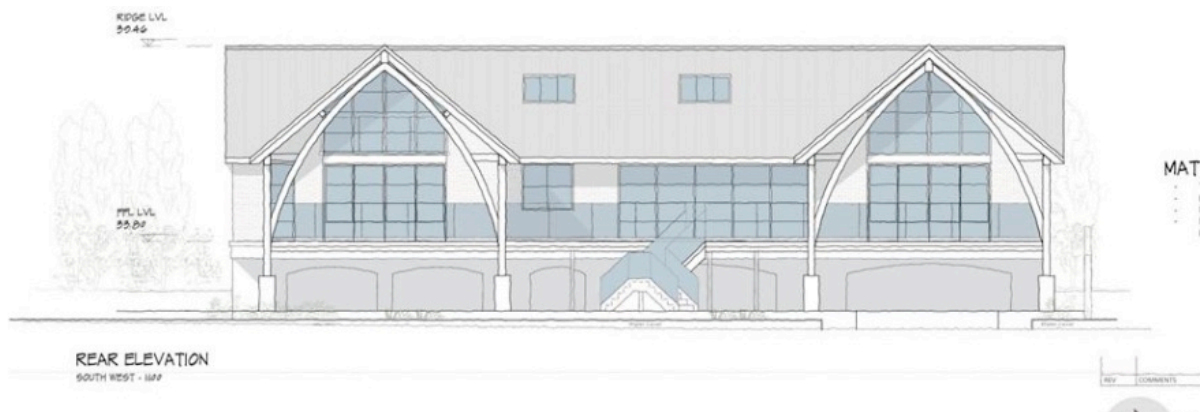
Street view

The drawing below is a gross misrepresentation of the street view and does not include measurements (particularly for height) for easy comparison.



Main dwelling

I understand there is no precise guidance with regards the proportionate increase that should be classed as materially larger the proposed increases are approximately 200%, which surely cannot be approved under PD. It is apparent how the openness of the area will appear with the enormous scale of the development in comparison to the existing buildings.



In conclusion I object to the proposed development and endorse all the points identified by Remenham district council. This proposal would be detrimental to the surrounding area.