

PLANNING REF : 260682
PROPERTY ADDRESS : Silverstock House
: Sandhurst Road
: RG40 3JE
SUBMITTED BY : Miss K B
DATE SUBMITTED : 12/05/2026

COMMENTS:

I object to an independent dwelling on the following grounds:

1. Planning was originally granted on the basis that this would be accommodation linked to the primary residence and required due to the age of the users ie. granny annexe. Separating the dwelling would not be beneficial to the original grounds in which planning was granted. Planning was granted on the basis it would not be allowed to result in a new planning unit. This proposal directly violates this.
2. Separating the 2 properties and the associated curtilage becomes backyard development and this could set a precedent for other neighbouring properties to apply for backyard development.
3. Should the annexe be granted permission to be separated and therefore have the ability to be sold separately at a later date, it could significantly change the way in which the accommodation is used eg. Increased number of inhabitants, additional motor vehicles, increased traffic, noise & pollution which would all be contrary to the prevailing countryside character and harm the natural beauty. This is contrary to the national planning policy.
4. Should the property be sold at a later date separately, new owners may wish to extend the property further given its backyard development and again infringe upon policy CP11.