

PLANNING REF : 250532
PROPERTY ADDRESS : 115
: Hilmanton, Lower Earley
: RG64HJ
SUBMITTED BY : Mr Julian Evans
DATE SUBMITTED : 28/03/2025

COMMENTS:

We hereby object to the proposed conversion of the garage into a separate dwelling on the following grounds:

Contravention of Title Restrictions: The proposed development breaches the restrictions and stipulations set out in the Title Documents,
specifically within the Third Schedule, Paragraph C.

Excessive Height and Massing: The proposal significantly increases both the height and massing of the structure, resulting in a rear elevation that is imposing and overbearing, thereby detrimental to the amenity of surrounding properties.

Overdevelopment of the Site: The proposed development represents an overdevelopment of the site. If permitted, it would establish an undesirable precedent, which could encourage similar developments to the detriment of the character and amenity of the area.

Incompatibility with the Street Scene: The proposed development is out of character with the prevailing street scene, thereby disrupting the established architectural and aesthetic coherence of the locality.

Potential for Separate Occupation: The two-storey structure proposed for conversion could be used as a self-contained dwelling, independent of the applicant's occupation, thereby raising concerns regarding the potential for inappropriate subdivision of the property.

We respectfully submit that the proposal, if approved, would result in material harm to the character of the area and the amenity of neighbouring properties.