

PLANNING REF : 250590
PROPERTY ADDRESS : 54 Oatlands Road
: 54 Oatlands Road Shinfield, Reading, Berkshire
: RG2 9DN
SUBMITTED BY : Ms Aimee Greaves
DATE SUBMITTED : 07/05/2025

COMMENTS:

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- The works the subject of this Application have already been completed prior to Planning Permission being sought or granted.
- The roof of the rear extension protrudes over the boundary of my property No.54 without my permission
- The rear extension has been constructed within inches of the flank wall of No.54 which now prevents access for maintenance and repair - The extension at first floor level has increased in size which renders any 'light survey' carried out to be invalid. This has a gative impact upon my property and infringes on my privacy and right of light to my living areas.
- The new window at first floor level in the extension has obscure glazing but as it fully opens entirely this affords no privacy, as it is just a few metres from the main bedroom of 54 and is an intrusion on my privacy. This window needs to be replaced with a bathroom window which is top opening only and fully glazed with obscure glass.
- The new front boundary fence between 52/54 has been constructed on land not owned by No.52. The original boundary fence had been in situ for well over 20 years and the line legally established. The owner removed the fence and instructed his Builders to place the replacement fence in a different position, taking some of my garden, and to ignore my objections as to encroachment and trespass. The red boundary lines on the Plans submitted with the Application are inaccurate and do not represent the legal situation on the ground. The owner of 52 has now replaced one panel of the 6' high fence which was erected at the front of 52/54 following a safety concern from the Council that it breached Regulations, as previously it obstructed my vision and access onto the public and was a danger to pedestrians.
- A side extension has been constructed at ground floor level attached to No 50 Oatlands Road, linking the two properties (a) without Planning Permission (b) without the consent of the owners of No 50, previously a detached property now a linked terrace (c) without any legal agreement to link/attach the extension to the property owned by No. 50 and to take their flank wall as an internal wall accessed only by No 52 (d) depriving the legal rights of No.50 to maintain and repair their flank wall which is now enclosed within the curtilage of No.52.
- A window has been installed at first floor level on the right hand wall of No.52 which overlooks No.50 and infringes upon their right of privacy and not to have excessive light pollution into their property. This window is not fitted with obscure glazing
- Excessive external lighting has been installed, both front and rear of No.52, attached to both the house and along the side fences, which causes light pollution to the area and is excessive, causing a nuisance.