

PLANNING REF : 252260
PROPERTY ADDRESS : Apple Tree Cottage
: Church Lane, Arborfield, Reading, Berkshire
: RG2 9JA
SUBMITTED BY : Mr Luke Haughton
DATE SUBMITTED : 21/10/2025

COMMENTS:

As an immediate neighbour.I would like to offer the following observations regarding the retrospective planning application for the annexe at Rivendell. We would have happily discussed these prior to the erection of the building but we're not consulted.

This large building replaces a small garden shed previously in its place.

The annexe includes a window facing our garden, which may affect privacy depending on its use and glazing.

A large pine tree is located close to the boundary and the new structure. It may pose a safety risk if not properly assessed, and I note the application form does not reference nearby trees.

The roof tiles are visually prominent and differ from the surrounding properties, which may impact local character. It would be more acceptable in a darker colour not vibrant red.

While not visible from the road, the annexe is clearly visible from neighbouring gardens and may affect residential amenity.

Clarification on the intended use and occupancy of the annexe would be helpful to understand its long-term impact.