

PLANNING REF : 251346
PROPERTY ADDRESS : 21 Milton Rd
: 21 Milton Rd Milton Road, Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 18/06/2025

COMMENTS:

To Replace a modest garage with very high outbuilding

-Objection from ACER, The Whitegates Residents Association

ACER objects to this Application as the outbuilding is completely out of keeping and dominates the neighbourhood, compared with the previous garage which blended in with the back garden landscape.

It is noted that this application shows some minor changes in the height of the building shown under application 250666, which was refused. The proposed reduction in overall height of the outbuilding of 200mm is minimal and will not reduce the impact of the building on the area. The car port has also been removed but other than those changes, the building appears the same.

It is also noted that the new garage which has almost been completed and was shown on the proposed site plan under application 250666 is no longer shown either on the existing site plan or the proposed. Are we to take it that this garage is to be demolished?

Please note the following:

1. The current 'development' in the back garden of 20 Culver Lane resembles that of an infill housing development with the total outbuilding footprint similar to that of the main property, and the roof is of similar height and visual impact.
2. The 5.3 metre height of the large, pitched roof, whilst slightly lower than the 5.5m high pitch shown on application 250666 still dominates the neighbouring gardens and is unacceptable as being totally out of keeping in the area.
3. The extended footprint of the basic outbuilding is the size of a commercial gym and not for personal use in a domestic property
4. The first floor accommodation is unacceptable in an outbuilding.
5. There is ample room to accommodate a home office on the ground floor next to domestic use gym equipment.
6. The veranda is an unacceptable adjunct to such a large outbuilding
7. The continuous hedging along Eastcourt Avenue is welcomed but is does not extend as far as shown on previously approved landscaping plans and the grassed areas are also not shown. Both the former are still awaiting implementation from previous approved plans and are important to retain the character of the area
8. The new soft landscaping planting is not specified, and needs to be visible above the fencing if it is to comply with the street scene, which is predominantly green vegetation in front gardens, clearly visible when driving along the road.

Summary: The mass, and height of the outbuilding far exceeds acceptable parameters and the visual impact and domination is totally out of keeping with the back garden location and should therefore be refused as not complying with Policy CP3, which

requires development landscaping, particularly in the front garden, firstly in order to comply with Policy TB06 Development of Private Residential Gardens, which states in a) iv) Providing appropriate soft landscaping, particularly at boundaries. And secondly, to comply with policy CP3 (f) .integrate with their surroundings (especially existing dwellings) .including the use of appropriate landscaping.