

PLANNING REF : 250597
PROPERTY ADDRESS : 16 London Road
: Twyford, Reading, Berkshire
: RG10 9ER
SUBMITTED BY : Mr And Mrs Dominic & Lyndsey Tolan
DATE SUBMITTED : 24/04/2025

COMMENTS:

Regarding the planning application ref 250597 we are against this planning Application and would like to raise the following objections:

Privacy - The proposed height and location of the windows would allow a clear view into our currently private front garden (which is our main garden and is currently not overlooked at all) and also into the upper floor windows of our property. We can provide photo's if necessary.

Access - We cannot see how a build of this nature, particularly for sealing the gable ends can be carried out without access being given by us to use our front garden, which is gated and cannot be accessed without a fob or access code.

We are not prepared to allow this or give any access at all to carry out any work from our property as we feel this would affect the security of our property, it would make us vulnerable when walking past to and from the gate (from house to road) plus it would also directly impact our parking area for our cars.

The front garden (through gates) is the only way we can access our property, so we are adamant it can't be part of a building site for non-essential work on a property that is not ours.

We would also object to any scaffold of any sort being assembled in the small part of our garden outside our gate on London Road.

In addition to the above, a part of our front garden directly next to the proposed development is where we have a large shed, this is used on a daily basis for both work and storage and would again clearly make us vulnerable using it if building work was almost taking place directly over our heads (we can provide photos of this).

Additionally, consideration will need to be made for the safety of two mature trees (preserved) that will be very close to the side wall of where the work is proposed.

Height of proposed development - Given that this is a conservation area and the site is surrounded on both sides by listed buildings we feel that the height of the proposed development is not in keeping with these listed buildings (one of which is our property at 16 London Road) as it will tower significantly above them.

Out Buildings - We believe the prior permission granted was to rebuild the current out buildings not simply remove them.

If these are removed, it needs to be remembered that the rear wall to the older out buildings is actually our boundary wall and has to stay in place. This wall (apprx 9.5m long x 1.8m high) adds to the character of our property by creating a 'courtyard' type garden, and part of it also acts as the back rear wall to an out building

(lavatory) which is part of the GradeII listing for our property. Any removal of this will compromise the safety and security of our property and is paramount that it remains in place (we can provide photos of this).

For the newer out buildings (between the existing wall near the main building and older out buildings) again this is in effect our boundary wall, so again removal of these buildings would mean we would expect a wall of the same height and quality is put in place as a replacement, not like wooden panels which just rot over time.

A comment was made in the plans that the removal of the out buildings would enhance the character of 16 London Road but we fail to see how, as it is proposed to turn it into a car / bike park!

Note - the roof of the some of current older out buildings is partly asbestos and unless this is removed in the correct way there will be a clear danger to our health.