

PLANNING REF : 261420
PROPERTY ADDRESS : 34
: 34 Moor Copse C Earley, Reading, Berkshire
: RG6 7NA
SUBMITTED BY : Mrs Karen Rudman
DATE SUBMITTED : 09/07/2026

COMMENTS:

Formal objection to Planning Application 261420

we would like to object to the loft conversion and the single storey extension which was in the original planning application as it is unclear from the proposed plans if these 2 plans are both going ahead or just the loft conversion. Nevertheless the reasons for the objection are relevant to both the ground floor and loft conversion Objection based on the following planning grounds:

1. Harm to character of the area:

Moor Copse Close is a quiet residential cul-de-sac, comprising of family dwellings occupied by relatives of one family. There are many school age children who attend the local schools. If any of these extensions is to increase the number of occupants at this semi-detached property. This is not in keeping with a traditional family environment for the adult and child residents of Moor Copse Close

2. Over development and intensification of use:

Either or both of the extensions (loft / ground) will significantly increase the occupancy level of the property beyond that for which it was originally designed for. This represents an overdevelopment of the site, placing additional pressure on shared facilities, outdoor amenity space, local infrastructure and an impact on neighbouring properties and surrounding area.

3. Parking and Highway safety concern:

Moor Copse Close is already constrained with limited on street parking, the existing narrow road within Moor Copse Close. Increasing the occupancy of 27 will significantly impact on road safety within the close as there is likely to be an increase in car/van ownership and parking demand. Safety is already challenged within the close but this extra vehicle burden is more likely to lead to reduced visibility, obstruction of driveways and reduced access to other residents, and access to emergency services (fire engines and ambulances etc)

4. Impact on residential amenity

More residents in a confined space is likely to generate more noise within the close, especially at anti-social hours, based on the current activity going to and from the property.

5. Refuse storage and waste management:

An HMO with increased occupancy will generate significant waste and put demands on resources compared to a normal family dwelling. The application does not clearly demonstrate the waste management and storage at this property and the impact this may have on the community in the close.

6. Loss of family dwellings

Family dwellings are in high demand in the area and remain an

important culture for the local community for continuity and a healthy stable environment for residents to live and for children to thrive,

7. Cumulative impact and precedent:

Approval of this application may encourage similar proposes within Moor Copse Close, thus magnifying the concerns raised for number 27. This would have a detrimental impact on the area, parking availability, highway safety, and so out of character of the original Gough Cooper development which for years has been a safe haven for families and their neighbours.

Please consider this objection seriously and we would appreciate clarity on whether there is a loft conversion and a ground floor extension proposed - this is important for the residents on Moor Copse Close to be aware of due to the impact on the potential increase in footfall through number 27