

PLANNING REF : 251107
PROPERTY ADDRESS : 21 Milton Road Earley
: Reading, Berkshire
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 31/05/2025

COMMENTS:

Single Storey Rear Extension plus Garage Conversion to habitable dwelling and Erection of an Outbuilding.

-Objection from ACER, The Whitegates Residents Association

Erection of an extensive brick outbuilding in the middle of a garden area is visually unacceptable and out of place due to its brick finish, location, and sheer size.

1. Brick finish outbuildings do not blend in with a garden vista in the same way that wooden summerhouses or modern timber cabins/garden home offices do.

2. The prominent location in the centre of the garden, clearly visible to neighbours, is totally unacceptable

3. The size of the outbuilding compounds the visual impact and degradation of the benefits of a suburban garden vista for all the neighbours.

4. In an appeal case with a similar outbuilding, the Government Planning Inspector refused the Appeal citing the following evidence and reasons:

a. The proposed building would not be visible from the road, and would therefore have no visual impact on the street scene. However, it would clearly be seen from the rear gardens and rear elevation windows of neighbouring properties. From such viewpoints it would, given a combination of its height, width and proximity to the site boundaries, appear cramped and out of keeping in its rear garden setting. In the vicinity of the site the rear gardens of adjoining nearby houses, and the absence of outbuildings/sheds of the same dimensions and visual impact as the proposal before me, gives a pleasingly undeveloped appearance to the rear garden land.

b. It is concluded that the proposed development would detract from the character and appearance of the surrounding area. As such it would conflict with Policies CP1 and CP3 of the Councils Core Strategy

(2010) which seek to maintain the quality of the environment and require new development to be of an appropriate scale

Summary: The mass, domination and finish of such a large brick structure is detrimental to the suburban garden amenity of the neighbourhood and therefore contravenes Policy CP3, which requires development "of an appropriate scale mass build form materials" and to "integrate with their surroundings - without detriment to the amenities of adjoining land users and their quality of life". ACER therefore request refusal of this application