

PLANNING REF : 242195
PROPERTY ADDRESS : 9a South Drive
: Wokingham
: RG40 2DH
SUBMITTED BY : Mr Adrian Keast
DATE SUBMITTED : 03/10/2024

COMMENTS:

I object to the proposed planning application. Reasons: The siting of the garage is beyond the current building line of the property. I refer to P57, heading 'Garages and Parking' paragraphs 4&5 of the Wokingham Borough Council Borough Design Guide Supplementary Planning Document 'Residential' section, which states "Garages should not be

sited in front gardens but should be to the side or rear of a dwelling." "Garages should not project forward of the building line of a property."

The siting of the garage coupled with its size, bulk and mass would extend the built form of development closer to the highway and this would result in a visible and intrusive feature within the street scene which would have detrimental impact upon the character of the area. The proposal would not preserve the special character or appearance of the conservation area and would be detrimental to the visual quality of the area as a whole. I refer to the National Planning Guidance PPS1, South East Plan Policies CC1 and CC6, Wokingham Borough Core Strategy policies. The property already contains a double garage sited in the north west aspect and there is more than adequate space in this elevation to extend the existing garage or

locate an additional garage to the side. I note the plans for the swimming pool do not identify the location of or show any access to any Plant/Pump room and therefore they do not allow assessment of any impact, the 24 hour noise this facility will generate, on neighbouring properties located immediately to the side of the proposed pool complex.