

PLANNING REF : 261809
PROPERTY ADDRESS : 21 Milton Road
: 21 Milton Road Earley, Reading, Berkshire
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 27/08/2026

COMMENTS:

To replace the meeting hall with a large two storey house with loft accommodation and viewing platforms on both upper levels, plus a separate garage with accessible loft and velux windows

Objection from ACER, The Whitegates Residents Association

This is an exceptionally large house set well back from the road, however there are significant overlooking concerns from viewing platforms on the two upper floors and from the side velux windows of the garage loft.

Please note the following:

1. The side windows of the double garage loft should be of obscure glass and be non opening to retain privacy of the neighbouring property at no 18.
2. The view from the roof terrace of the loft accommodation in the main property is restricted by the roofs of the two wings, but nevertheless enables overlooking into neighbouring properties, and is therefore unacceptable.
3. The view from the first floor terrace located on the roof of the rear extension is unrestricted and provides a panoramic view including over the fences either side into the neighbouring properties and is therefore completely unacceptable.
4. The only way to assure privacy for the neighbours from the first floor terrace would be to install 2m high obscured side screens each side of the terrace, e.g. frosted glass, and for these screens to be extended along the full length of the rear extension. Such screens are required in order to restrict the horizontal field of regard from observers standing on the designated terrace area. Such screens are not proposed.

ACER request that this application be refused as the considerable loss of privacy to neighbours from the proposed terraces and the garage loft are unacceptable.

ACER are also concerned that existing trees in the SULV garden area are retained.