

PLANNING REF : 250888
PROPERTY ADDRESS : 18 Rosemary Avenue
: Reading, Berks
: RG6 5YQ
SUBMITTED BY : Ms Fiona Lawrance
DATE SUBMITTED : 22/04/2025

COMMENTS:

I am writing to object to the proposed plans submitted by my neighbour at 20 Rosemary Avenue, Lower Earley to replace their existing glass and metal structure with a permanent brick-built structure abutting my property wall.

I have several concerns that I believe merit your consideration:

- Sound Transfer

The proposed structure's design, with its brick wall directly abutting my property's external wall, raises significant concerns about increased sound transfer, even though the proposed replacement ding has a double skin brick design. The existing structure does not directly connect to my wall, and its replacement with a brick construction risks creating a physical conduit for noise that will adversely affect my quality of life. I urge the council to consider the impact on my residential amenity as part of your decision.

- Impact on Property Type and Value

My house is currently classified as "linked detached." However, with the proposed brick structure abutting my wall, this designation will effectively change to "semi-detached." This reclassification undermines the character of my home and could negatively affect its market value. While I understand property value may not be the primary concern in planning decisions, the change in property type is a substantive matter that should not be overlooked.

- Party Wall Act Compliance & Gap Between Properties

When my neighbour initially mentioned their plans in passing, the matter of the Party Wall Act 1996 was not formally discussed. Now that the planning notice has been posted, I have approached them to ask if they would maintain the existing gap between our properties to mitigate concerns such as sound transfer and structural integrity. They have expressed worry about weeds growing in this space, despite my suggestion that measures such as a black tarpaulin under concrete or slabs could prevent this issue. Unfortunately, they remain committed to constructing the wall directly against mine.

I believe this situation necessitates compliance with the Party Wall Act and as no agreement has been made I would ask that the Council ensures this legal obligation is addressed before planning permission is granted.