

PLANNING REF : 252127  
PROPERTY ADDRESS : 21 Milton Road  
: Earley, Berks  
: RG6 1EN  
SUBMITTED BY : The ACER The Whitegates Residents Association  
DATE SUBMITTED : 29/09/2025

COMMENTS:

Single Storey Side and Rear Extension plus Garage Conversion to habitable dwelling.

Comments from ACER, The Whitegates Residents Association

It is noted that the side extension will increase the height at the front of property by one metre.  
There is no soft landscaping shown in the plans when the front garden is made over to parallel parking for three cars. In addition there would be permanent loss of the grass verge and a dropped kerb.

Policy CP3 requires development appropriate to the character of the area , to support fauna and flora and to include appropriate landscaping.

Policy TB06 a. iv) requires appropriate soft landscaping, particularly at site boundaries.

The Borough Design Guide in section 4 states that Parking Spaces should include space for soft landscaping

In view of the above, if it is minded to approve this application, ACER request a landscaping condition to include soft landscaping and porous hard standing, in order to comply with Policies CP3 and TB06 and the Borough Design Guide.