

2 November 2022

Davina Sarac
South Oxfordshire DC
Abbey House
Abbey Close
Abingdon
OX14 3JE

Your contact is: **Nathalie Weekes, Planning**

Dear Ms. Sarac,

Consultation on your application no: P22/S3639/HH
Application type: Adjacent Authority Consultation

Address: The Granary, Foxhill Lane, Playhatch, Reading, RG4 9QA

Proposal: Erection of single storey annex to front of property, removal of existing outhouses at front of property.

I refer to the consultation of the above application which was received on **19 October 2022**.

I can confirm that the Local Planning Authority raises no objection to the proposal, from the perspective of the potential impacts of the proposals on Reading Borough.

The extension would be likely to generate a small number of vehicle movements in the peak hours and, as such, once dispersed on the local road network, would not have a material impact on Reading Borough highways.

As a comment, the proposed extension is considered to be large in proportion to the original dwelling, particularly in terms of the length of the extension. It would perhaps be preferable if set back from the front boundary. The development would appear to result in an additional dwelling at the site that is not considered to be ancillary due to the facilities provided along with separate entrance and separation from the main house. You may consider that controls for ancillary usage are appropriate.

Reading Borough Council has no other comments to make on this out of district consultation. If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Nathalie Weekes

Nathalie Weekes
Senior Planning Officer