

240054 COMMENTS RECEIVED 21/25 March 2024

Application Number: 240054

Name: Michel Rosso

Address: 9 Morecambe avenue

RG4 7NL

Comment Type: Object

Comment: I object due to :

- 1) Being a very large imposing and sprawling building , too large footprint .
 - 2) Too close proximity to our boundary .
 - 3) Car traffic noise and pollution near our garden leisure area .
 - 4) Overlooking ,garden , bedrooms and living space .
 - 5) Out of character with adjoining properties .
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Application Number: 240054

Name: Michael Page

Address: Morecambe Avenue

Comment Type: Observation

Comment: I have several concerns with this application:

- 1) The building is very close to the site perimeter and imposing on neighbouring properties.
 - 2) The orientation and upper level mean that windows overlook neighbours' bedrooms.
 - 3) The footprint of the building plan is very large in relation to the garden space. This ratio of 'build to garden' is out of kilter with the local area.
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Application Number: 240054

Name: Richard Childs

Address: 100 Conisboro Avenue, Caversham, Reading, RG4 7JF

Comment Type: Observation

Comment: We are neighbours of 98 Conisboro Avenue. Having examined the application and discussed it with the applicants, we have no objections to raise. For clarity in the future, we have agreed and exchanged a note with the applicants setting out our mutual understanding of the position of and responsibility for the boundary between the properties envisaged in the application and our own.

Application Number: 240054

Name: MR A C P Hewett

Address: 5 Morecambe Avenue,

Caversham,
Reading,
RG4 7NL

Comment Type: Object

Comment: I wish to preface this letter by stating that my objection is not to the concept of developing on the site per se. I am supportive of thoughtful and considerate development that enhances our community. My concerns are specifically with certain aspects of the current proposal that I believe could be improved to better serve the interests of all parties involved.

I am writing to formally object to the planning application referenced above. I have reviewed the proposed plans and believe that, while policy-compliant, the development presents several issues that warrant reconsideration for the benefit of the community and neighbouring properties.

1. Proximity to Site Perimeter: The proposed building is situated too close to the site perimeter. This design choice seems to prioritise distance from the existing building, thus disproportionately affecting the amenity of neighbouring properties. The proximity to the boundary creates a sense of enclosure and has a detrimental impact on the visual amenity that residents currently enjoy.
2. Unusual Internal Layout: The internal layout of the proposed structure is unconventional, requiring individuals to pass by a bedroom to access the drawing room. This arrangement is not only impractical but also diminishes the quality of living for potential occupants.
3. Overbearing Form and Reduced Garden Space: The built form appears squeezed into the available plot, leading to an overbearing presence on adjacent houses to the south. Moreover, the ratio of built form to garden space is inconsistent with other developments in the area, where more substantial garden spaces are typically provided. However, I appreciate the considerate chalet bungalow design.
4. Window Orientation and Privacy Concerns: The orientation of the windows, as dictated by the current layout, leads to unnecessary overlooking of neighbouring gardens, infringing on the privacy of surrounding residents. Appreciate LAUREL hedge extension.
5. Noise and Light Pollution Concerns: The proposed placement of the driveway along our property line raises significant concerns regarding noise and light pollution. If constructed with gravel, the driveway will generate continuous and intrusive noise from vehicular movement, disrupting the tranquility of our home environment. Additionally, any lighting installed along the driveway, coupled with the headlights of cars, will contribute to light pollution. This not only affects the ambience of our property at night but also has the potential to disturb local wildlife. Clarity regarding material to be used for extended drive, preference
6. Suggestion for House Orientation: To further enhance privacy for both the proposed development and neighbouring properties, I recommend rotating the house so that the windows on the front and back face west and east, instead of

north and south. This reorientation would minimise direct lines of sight into adjacent gardens and living spaces, thereby preserving the privacy of all residents.

7. Request Regarding Security Lighting: I would also like to request that any security lighting installed in the driveway or on the front of the house be carefully considered to prevent light pollution. Currently, our homes benefit from zero light pollution at the back, which contributes to the peaceful and natural environment we enjoy. Overbearing security lights would intrude upon this serenity and could disrupt the nocturnal habits of local wildlife. Therefore, I urge that any lighting be designed to minimize its impact on neighboring gardens and properties.

Suggested Improvements:

Reorienting the building to spread more towards the north and west would resolve the issues of overbearing presence and privacy invasion.

Rotating the house to have windows facing west and east would avoid privacy concerns.

Ensuring that the driveway and security lighting are designed to minimize noise and light pollution.

I reiterate that my objection is not to the construction of a bungalow itself but to the particulars of the design and layout as currently proposed. I am confident that with the suggested modifications, the development can proceed in a manner that is harmonious with the local area and beneficial to the community at large.

In conclusion, while the application may adhere to policy, the proposed development's design and positioning need to be reconsidered to maintain the established character of the neighbourhood and the living standards of its residents. I urge you to consider these points and the suggested improvements to ensure that any development enhances rather than detracts from our community.
