

From: [Comments, Planning](#)
To: [Jones, Grahame](#)
Subject: 240054 - 11 Morecambe Avenue
Date: 21 March 2024 14:44:00

Application Number: 240054

Name: Lloyd Moore

Address: 11 Morecambe Ave

Caversham Heights

RG4 7NL

Comment Type: Object

Comment: Whilst I am not opposed to the development on this land, the proposed building gives a couple of significant grounds for objection.

The imposing and sprawling nature of the building is at the heart of my concerns - it is completely out of keeping with the size and proportions of adjoining properties and dwarfs the existing property on the land (which is already a large house) as well as the properties in Morecambe Avenue.

Whilst I am less directly affected, the building will directly overlook neighbouring properties and give direct line of sight into bedrooms and living rooms from the upstairs portion of the proposed property.

These problems are exacerbated by the proximity of the building to the boundary line - if the development were made 20% smaller and / or pushed further back from the existing boundary of back gardens in Morecambe Avenue this would alleviate the problems significantly and help to maintain the character of the road whilst still allowing for a significant dwelling.