

12 Glebe Road

Reading

Berkshire

RG2 7AG

Louise Fuller, Planning

Civic Offices

Bridge Street

Reading

RG1 2LU

30th September 2024

Dear Louise Fuller and Emma Gee,

Ref: Application Number PL/24/1083, Our Ref: PP-13330496

We are writing to formally object against the proposed development at **11 Glebe Road, RG2 7AG** (Planning Application No. PL/24/1083). This application would see a large extension to an existing building and the construction of eight new flats and a new four bedroomed house.

After reviewing the application and related documents we have many concerns regarding this development and believe it is unsuitable and detrimental to the conservation area and local community.

1. Extension of Existing Dwelling and Landscaping

The large extension proposed will significantly change the appearance of the existing building and is in direct conflict with **CC7 (Design and the Built Environment)** and **H9 (Residential Design Standards)** from Reading Borough council. The existing building is in keeping with the other houses in the area and, alongside the conservation area and it should remain as it is today. A change to this house would contravene the specifications of local policy **NE1 (Protection of the Natural Environment)**. It is also unclear the extent to which the site will be landscaped on completion. The existing building is surrounded by mature trees and hedgerows, there is no specification for the landscape design to ensure it is in keeping with the local surroundings and will blend with the existing conservation area.

2. Inadequate Parking Spaces for Number of Dwellings and Occupants

Glebe Road is already used by both residents of the road and owners of houses from along Christchurch Road. The road is heavily used specifically at school drop off and pick up time for the local Abbey School. We already have issues with there being not enough spaces and, on many occasions, we have cars parked across driveways and on double yellow lines during peak school hours. The small number of spaces specified for the proposed development will increase the likelihood any additional parking will be forced on the road. There is also the issue with pedestrian safety as there will be additional cars with entrances off Glebe Road. It is not clear the plans have adequately provided for the entrance and exit to the site for both the existing building and flats and additional four-bedroomed house.

Additionally, there is no specification for charging points for electric vehicles, which should be provided given the provision of off-road parking spaces and the move to electric vehicles as per the document **TR5 – Car and Cycle Parking**.

3. Inadequate size for bin storage

The plans do not provide enough storage for the number of bins required for the number of flats proposed (**CC5 – Waste Minimisation and Storage**). The inadequate size for bin storage could create a public health issue with bags left by the bins encouraging vermin to spread disease. We already have issues with our next-door neighbours who have flats and not enough bins which results in there being bags left outside the bins.

4. Environmental impact

The proposed plan fails to provide a detailed set of measures to reduce its environmental impact, it does not specify sustainable materials, landscaping, or surface solutions that would minimise the environmental impact (**CC3 – Adaptation to Climate Change**). Furthermore, it does not outline solutions for decentralised energy (**CC4 – Decentralised Energy**).

Additionally, it does not show that the increased demand on water and sewage systems would remain within sustainable limits (**EN16 – Pollution and Water Resources**), nor does it include a plan for a sustainable drainage system (**EN18 – Flooding and Drainage**) given the reduction of natural vegetation and the increase in hardstanding for the car parking spaces.

5. Biodiversity and Ecological Harm

The plan will demolish much of the existing mature garden that includes protected trees. The construction will disturb local wildlife, including the protected bat populations identified on the adjacent property, as noted in the developer's environmental report (**EN12 – Biodiversity and the Green Network**).

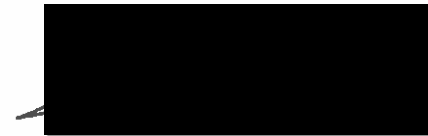
Under the guidelines of **H11 (Development of Residential Gardens)**, loss of the outdoor space due to the extension and conversion of the existing house as well as adding a four-bedroom house on the plot of land directly contradicts the policy.

Conclusion

The proposed development is designed with a lack of regard for the surrounding area and local community. The extension to the existing building is too large and out of keeping with other buildings in and around the conservation area. The scale of development does not adequately allow for enough onsite parking for the number of occupants, bin and recycling waste storage have not been considered correctly and the additional burden of extra cars and traffic along Glebe Road makes this development untenable for existing local residents.

We respectfully ask that this planning application be refused.

Yours Sincerely,

A black rectangular box redacting the signature of Mrs Susan and Mr Darren Brown.

Mrs Susan and Mr Darren Brown