

Application Number: 231590
Name: Abhilash Abraham Bose
Address: 4 Conisboro Way
Comment Type: Object

Comment: We strongly object to Planning Application Number 231590 in its current form as it is in violation of Policies CC7 and CC8 of the Reading Borough Local Plan based on the overbearing scale, height and mass of the proposal and the resultant loss of access to sunlight (especially evening sunlight) and harm to existing green outlook, as well as overlooking of existing properties and the resultant loss of privacy and amenity.

The plans submitted as part of Planning Application Number 231590 submitted do not appear to be significantly different from the versions of the plans submitted on 29-Jun-2023 as part of the amendments to Planning Application Number 230431 and therefore continue to not meet the requirements set by the Reading Borough Council when they originally rejected Planning Application Number 230431:

1. The overall layout, scale, height and mass of the proposed main dwelling is inappropriate for the plot and the portion of the main dwelling nearest to the boundary with 4 Conisboro Way is extremely overbearing.

It would be more appropriate to reduce the rear element of the dwelling and concentrate the bulk of the dwelling towards the front of the plot to follow the building line of Conisboro Way. The portion of the main dwelling nearest to the boundary with 4 Conisboro Way should ideally be moved at least 3 metres (10 feet) away from the boundary with 4 Conisboro Way, towards the west, and be at 45 degree angles to the property at 4 Conisboro Way across both the ground and first floors

2. The proposed rear garden room/annex poses two issues - the external footprint being larger than the existing bungalow on the plot and the potential for it to be used as additional accommodation.

While the garden room plan 2202(21)010 E states that the area is 41 sq m, this is grossly misleading because the external area is 50.2 sq m for the main room and a further 10 sq m for the largely enclosed veranda, which makes the foot print 60.2 sq m and therefore 47% larger than disclosed in the plan and 18% larger than that of the existing bungalow (51 sq m).

Also, there is no explicit mention of preventive measures being taken to prohibit use of the garden room/annex as additional accommodation. It is quite possible for the annexe to be reached by the garden path without going through the main house. If services such as electricity, water and foul water drains are installed at the outset it would, with minor modification, be capable of operating as a separate dwelling which could be let separately or used by family members as a residence. While electricity supply may be reasonable for a garden room, the council should impose a restrictive covenant on the plot that prohibits installation of water and foul drainage.

It would be more amenable if the new structure sits comfortably within its plot and not disrupt the privacy of its neighbours and therefore should:

1. Be of a similar living space to its neighbours 4, 5 and 6 Conisboro Way with the total build footprint of the house plus any annexe or out buildings proposed not exceeding 212 square metres (20% of land area) 2. Be at least 3 metres away from the house at 4 Conisboro Way 3. Be no more than 6m tall if built with a flat roof or be no taller than the house at 4 Conisboro Way if built with an apex roof 4. Have no windows or doors to either of its eastern or western sides and have no glass

windows or doors taller than 2m on any of its sides 5. Any element of the main dwelling that projects beyond the front or rear building lines of its neighbours should be single storey and no more than 3m tall if built with a flat roof or be no taller than 4m if built with an apex roof 6. Any annexe or out building proposed should be no more than 2.5m tall