

Planning Application Ref 231590, 2 Conisboro Way, Caversham, Reading. RG4 7HT

We note the plans dated 8 November 2023. Whilst we appreciate the developers have made some revisions to their previous application (ref 230431) these changes fall a long way short of what is required.

We are objecting to this planning application as it violates RBC policies CC7 and CC8.

- The scale, height and mass of the proposed structure is inappropriate for the plot
- The location of the proposed structure on the plot is inappropriate, it dominates and overlooks its neighbouring properties resulting in loss of amenity, privacy and loss of sunlight and daylight, particularly in the morning and evening

The revised application does not address these concerns. Whilst there are some changes to the internal layout that allow alternative arrangements for accessing external light, the appearance, overall mass and location of the building within the plot remains almost unchanged.

Garden room – we note the applicant welcomes RBC to stipulate conditions to be placed upon the use of the garden room, we propose the local authority include covenants that specifically:

- excludes the use of the garden room as temporary or permanent living accommodation
- prevent the installation of running water
- prevent the installation of a connection to foul drains or installation of a septic tank

We look forward to a new, single, high-quality dwelling being built on the plot; the new building should sit comfortably within its plot and not disrupt the privacy of its neighbours and therefore should be of a similar size and scale to its neighbours 4, 5 & 6 Conisboro Way, be no taller than its neighbours and located broadly within the front and rear building lines of its neighbours. If the building projects beyond the rear building lines of its Conisboro Way neighbours, that element of its structure should be single storey and no taller than 4m (apex) or 3m flat roof. Any outbuildings should be no taller than 2.5m.

Rob & Rosemary Sproule

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