

Dear Matthew,

I hope you're well. I am writing about the planning application to convert Webbs Court, 8 Holmes Road, RG6 7BH into a residential dwelling (application no.PL/24/1161).

I am the owner of the neighbouring houses 10 & 10a Holmes Road. I had no idea that this planning application had been submitted, I wanted to object and raise material planning considerations which the council needs to know. Unfortunately the commenting period has closed but I would like to urgently request that the council considers this information seriously it is really important before making a decision.

Privacy and overlooking

- I have attached pictures which show the true nature of this building as backend development and it is extremely close to multiple houses on the road. This is a huge privacy concern and contradicts the local plan policy CC8 Safeguarding Amenity. The application has been prepared with hardly any details to mislead the council. The pictures submitted in the proposal have used a fish eye lens so its not clear at all.

- **If the council is minded to approve the application then a condition must be made for the first floor windows to be obscured glazed and fixed shut (non opening). This is important for protecting the privacy of all the houses which this building overlooks.**
- **There shouldn't be any habitable rooms allowed on the first floor since this building is directly behind the other houses on the road.**

Amenity space

- The applicant does not have sole control of the land marked in red on the location plan (as claimed in their planning statement) this is misleading the council. I have attached a copy of the title plan which shows a blue area (most of the driveway) which is shared use with the neighbouring house (mine) and nothing can be constructed in this area or privately used. The actual site is much more constrained.
- The building has no amenity space and no garden. The applicant is proposing to use the very small area (within the gates) for everything - parking, bin storage, bike storage. There is no amenity space left. This does not meet the requirements of the local plan policy H10 - private and communal outdoor space. The parking spaces have not been marked on the plan according to the 'Revised Parking Standards and Design 2011' planning document. If everything was marked it would be clear there is no amenity space.

Poor construction

- The building is completely unsuitable for residential use. The external walls of this building are actually the garden walls of neighbouring properties. It is not an independent structure. The construction is totally substandard and would not even come close to complying with building regulations.

Out of character for the area

- The houses on Holmes road all have similar brick construction and architectural features. This building does not fit in at all, it is backend development and an eyesore on the street scene.
- The proposed large bulky gates and tall boundary wall are out of keeping with the whole road. All the houses on Holmes road have low boundary walls and small pedestrian gates.
- Landscaping and greenery have not been considered at all in this proposal which is in stark contrast to the well established front gardens of existing houses on the road.

Therefore, I strongly request the council to reject this planning application as there are serious planning concerns, the planning policies have not been met and this proposal would be harmful and detrimental to the residents of Holmes road and the local area. The council should visit the site and all the points I have listed will be clearly evident.

Kind regards,

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[REDACTED]

[REDACTED]

H. M. LAND REGISTRY

NATIONAL GRID PLAN

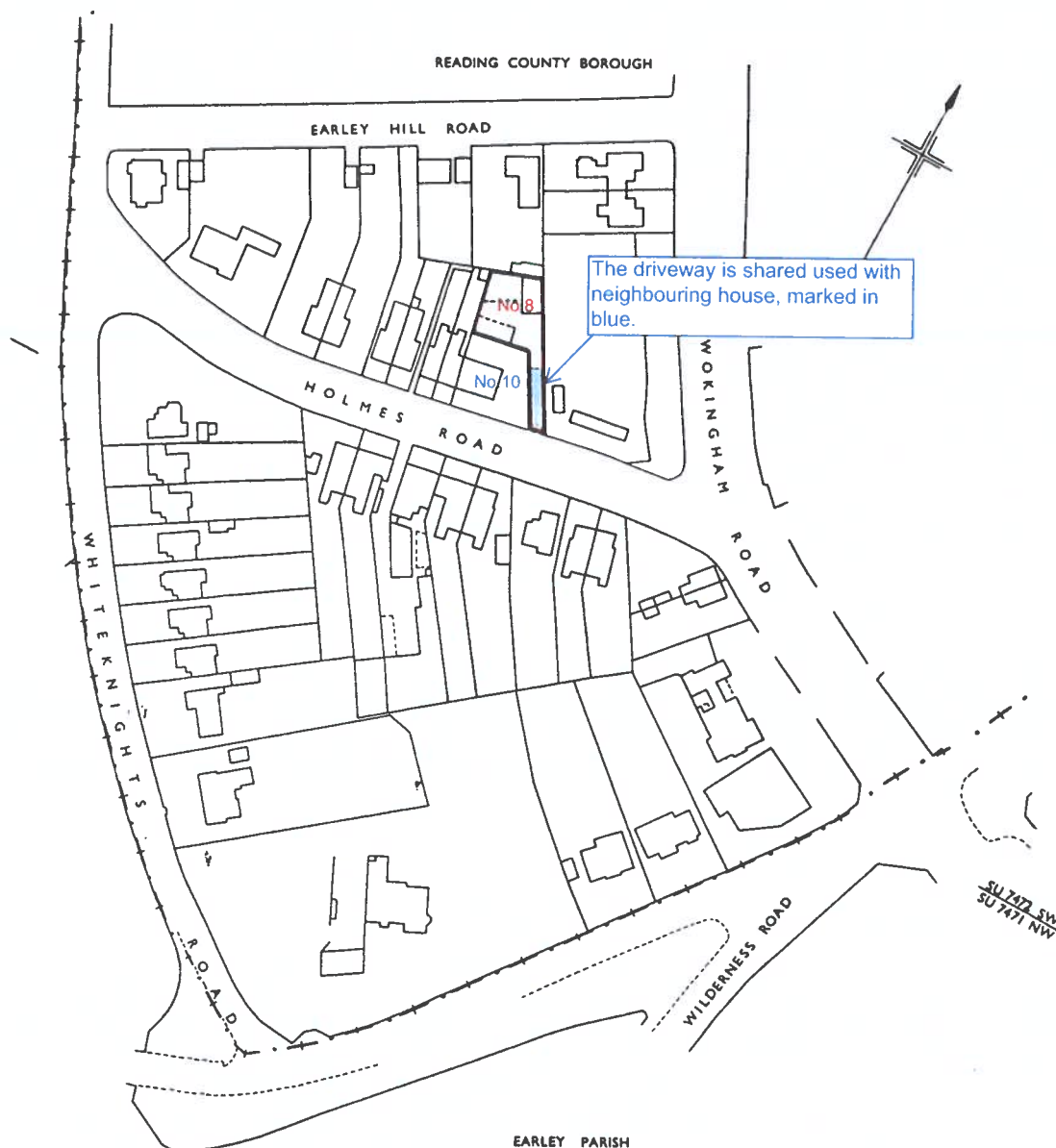
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SECTION N

(BERKSHIRE)

Scale 1/1250

ADMINISTRATIVE AREA READING



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