

By email to: planapps@westberks.gov.uk

FAO: Gary Lugg, Head of Development and Planning

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Subject: **REPRESENTATIONS TO THE COMMITTEE* (JOINT SUBMISSION)**
*Eastern Area Planning Committee, 13 May 2020.

Re: **APPLICATION NUMBER(S): 20/00221/HOUSE & 20/00222/LBC2**
PROPOSAL: The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.
SITE: West Streatley House, High Street, Streatley, Reading
Your Refs: OBINV/20/00221/HOUSE & OBINV/20/00222/LBC2

Date: 11 May 2020 (9am)

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1. This is a joint submission by 11 separate households of local residents who object to the above application(s). I act as signatory on their collective behalf.
 2. We have reviewed the Committee Reports prepared by Lucinda Pinhorne-Smy and make the following further **representations to the Members of the Committee**:
 - a. The planning officer has rightly dismissed the applicant's stated primary motivation for these applications – namely to gain temporary access to the rear of the property for building works – as not being a valid basis for planning consent.
 - b. However, rather than reject the applications on this fundamental basis, the planning officer continues to review secondary proposals for minor works to the extension itself. Clearly, the scope of these works does not require the entire extension, a listed building, to be fully demolished and rebuilt; a purpose serving only to achieve the (irrelevant) access described above. As such, we do not believe enough emphasis is placed on the *excessive* nature of the proposals to demolish and rebuild the extension, given only the ancillary works to it.
 - c. The Committee has a duty to consider the wider impact of individual applications. In this case, two dangerous precedents risk being set:

- i. Allowing an unnecessary demolition of a listed building could *open the flood gates* to similarly excessive applications, contrary to the interests of the Secretary of State; and
 - ii. Providing the applicant with grounds to pursue a legal case for access across protected land owned by Streatley Parish Council. If consent is granted, the applicant will use temporary access to build a garage and standing area for six cars in the garden; with the extension rebuilt and no front access, the garage's existence can be used in a legal case to force access to it from the rear, over ground not intended for vehicular use. This too risks *opening the flood gates* to similar applications.
3. In summary, local residents remain united in their objections to these applications, driven solely by an intent to build to the rear of West Streatley House and force access from that direction, something the community will at no point contemplate.
4. We note the following press coverage:
<https://www.readingchronicle.co.uk/news/18431214.plans-demolish-part-grade-ii-listed-streatley-house/>

Yours sincerely,



Lloyd Jenkins MEng(Hons) BFP FCA ACGI

Submission length: 496 words.