

Dear sirs,

I wish to make representation at the Eastern Area Planning meeting on 13th May in connection with;

APPLICATION NUMBER: 19/02522/FUL

PROPOSAL: The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use.

SITE: Church View Barn, Back Lane, Stanford Dingley, Reading

Here is my statement:

I am the direct neighbour of Church View Barn and owner of Chalk Pit Cottage.

This updated planning application for a new garage (to be clear, not a replacement one, as the current structure is wooden stable block, designed for equestrian use and with a much lower roof line), change of use to residential use, associate parking and landscaping is an improvement to the previous planning application siting which I objected to (and so did a further 10 residents), as the new proposed location has been moved away from being opposite to our Grade II listed cottage and nearer to the main building of the property. However, I believe the committee should still consider that this application is a fundamental change to the workings of the property, with a change to the main driveway and thus a change to how the original planning application for the build of the house was approved (some 12 years ago). I have concerns about the change of use of the paddock area to residential use and if this is approved it must come with restrictions on any further building on the land whatsoever (I would not think it fair if this application was then only used for getting the change of use, followed by a new planning application to position the garage at the previous location).

I also think that the committee should consider how this planning design for the property was applied for in two parts, firstly by gaining planning application for the conversion of the existing internal garages into living accommodation and only then later applying for separate planning permission for this detached garage. This has been tried unsuccessfully by another new build near our property (Blossom Cottage) and this new application may set some precedent for such a method of getting new detached garages built, especially at the other property.

Yours,

Mr H R D Fullerton
Resident of Stanford Dingley