

PLANNING REF : 192312
PROPERTY ADDRESS : Council Office
: Pearson Road, Sonning, Reading
: RG4 6UL
SUBMITTED BY : Sonning Parish Council
DATE SUBMITTED : 24/10/2019

COMMENTS:

Sonning Parish Council has carefully considered this application and has the following comments.

The Council has been made aware that the site has been raised considerably. The Council shares the concerns with neighbours about the effect this is likely to have had on drainage from the site. Particularly as no permission for this work had been previously approved and therefore the work was undertaken without any supervision from the local authority.

The original, gradually sloping site, has been regraded so that it is completely level and raised by several feet over adjoining gardens and could allow water from the site to flood onto these properties. In order to achieve this several tonnes of rubble have been brought into the site. A resident questions whether this constitutes an engineering exercise and should have required appropriate permissions and the Parish Council would like to be advised of the answer to this.

The proposed lighting would be 6m high and, as the whole site has already been raised by at least a metre, it is likely to be more visible from adjoining properties and surrounding areas. Original hedges, which offered substantial screening and sound insulation have been removed and not replaced. Where they have been replaced it has been with small immature hedging, which does not offer the previous protection and will not do so for many years. This has a negative impact on neighbours privacy and presents more opportunities for disturbance to the neighbours. It is likely to impact on the existing amenity currently enjoyed by the neighbours and is therefore contrary to CP1. The deep hedge between the two properties (The Atrium and Pool Court), together with the removal of many trees from the site, has removed the noise protection and screening they offered.

The outbuilding, previously approved on the Pool Court land, has now been identified as an office and there are concerns that office use could become greater than might be expected from a modest business in a domestic property.

The proposed lighting to the tennis court is of particular concern. Twentytwo (22) spotlights would be evenly spread across six (6) columns, identified for domestic use the lighting would, none the less, spill out over the adjoining landscape and the night sky. It will clearly be seen from the towpath, surrounding countryside and adjoining properties. The light pollution in a residential area in the Conservation Area, which would be clearly seen, would be unacceptable. The lighting would be particularly intrusive on Pool Court, identified as a nondesignated heritage asset as the original deep hedge screening the two sites from each other has been removed.

It is understood that the original tennis court has been lowered so much that the original small (documented as no higher than 600mm) brick wall surrounding it has been replaced by a new wall 1 metre high and another approximately 1.8 metres high.

In conclusion the Parish Council strongly objects to the application and therefore urges refusal.

L. A. Bates (Clerk to the Council).

PLANNING REF : 192312
PROPERTY ADDRESS : Council Office
: Pearson Road, Sonning, Reading
: RG4 6UL
SUBMITTED BY : Sonning Parish Council
DATE SUBMITTED : 21/11/2019

COMMENTS:

Sonning Parish Council has carefully considered this application and has the following comments.

The Parish Council has reviewed the revised plans and is pleased to see that the proposed lighting to the swimming pool have been withdrawn. However there are other concerns, outlined in the Councils earlier submission, that remain. Therefore the Councils request that the application be listed remain.

Lesley Bates (Clerk to the Council)
20 November 2019

This page is intentionally left blank