

14 MAR 2024

11 March 2024

Dear Chief Planning Officer

**Opposition to Proposed new dwelling at Tilehurst, Saltwood
Application No 24 / 0210 / FH**

[REDACTED] and which is represented within the red edging on the Land Registry plan K658316 (EXHIBIT 1).

The applicant's architects have submitted various drawings for the new build. Under the heading , Projected Views , an image of the new house and immediate access to it has been included in the application. I enclose a copy of that image (EXHIBIT 2). I submit that the image does not in any way show the actual access to the site. I have taken a photograph of the access as it stands (EXHIBIT 3) The area to the right of the gate to the site is [REDACTED] and to the left of the gate can be seen the [REDACTED]

[REDACTED] Rights of way do not extend for the applicant other than immediately in front of the gate. Such designated rights of way are [REDACTED] and coloured blue and brown on EXHIBIT 1. It is essential that my parking, turning and garage access arrangements are not impaired. The applicant only has rights of way along a designated area shown on EXHIBIT 1.

A copy of the Block Plan copied from the Planning documents is enclosed - (EXHIBIT 4). I have marked on that plan in green the shrubs and vegetation [REDACTED] The garden area with shrubs nearest the proposed development [REDACTED] and is shown on the photograph in EXHIBIT 3.

I submit that EXHIBITS 2 and 4 should have accurately recorded the layout and as they stand show a misleading picture. I have also measured the opening at the gate to the site which is 2 metres in width and also the fence in front of the 2 parking spaces which is 5 metres .Thus access is not as wide as indicated in EXHIBIT 4 and will undoubtedly mean parking at the site will be difficult .

Similarly the image of the fencing along the boundary [REDACTED] and the site erroneously indicates that the fence belongs to Tilehurst by wrongly showing the fence posts as being on the Tilehurst side. The fencing along the entire south eastern boundary [REDACTED] and has been maintained accordingly.

The image of the development in EXHIBIT 2 is an unattractive one and neither does it accord with the surrounding properties contrary to the Local Places and Policies Plan - HB 10 . I cannot see how my essential rights of access, turning and parking [REDACTED] [REDACTED] will remain unimpaired not only during any construction of the development but afterwards with the inevitable turning and parking use causing obstruction [REDACTED]

and parking area. This would be an adverse impact on my present amenities contrary to policy HB1

All these foreseeable problems did not exist when proper access, parking and turning arrangements were accommodated within the boundary of Tilehurst which the new development would curtail. I understand that the National Planning Policy Framework paragraphs 131 and 139 respectively require high quality, beautiful and sustainable buildings to be constructed and that a development that is not well designed should be refused.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Mrs Anne Bryan

Y Exhibit 1

K658316

	SECTION G	Scale 1/1250
UCT SHEPWAY		© Crown copy

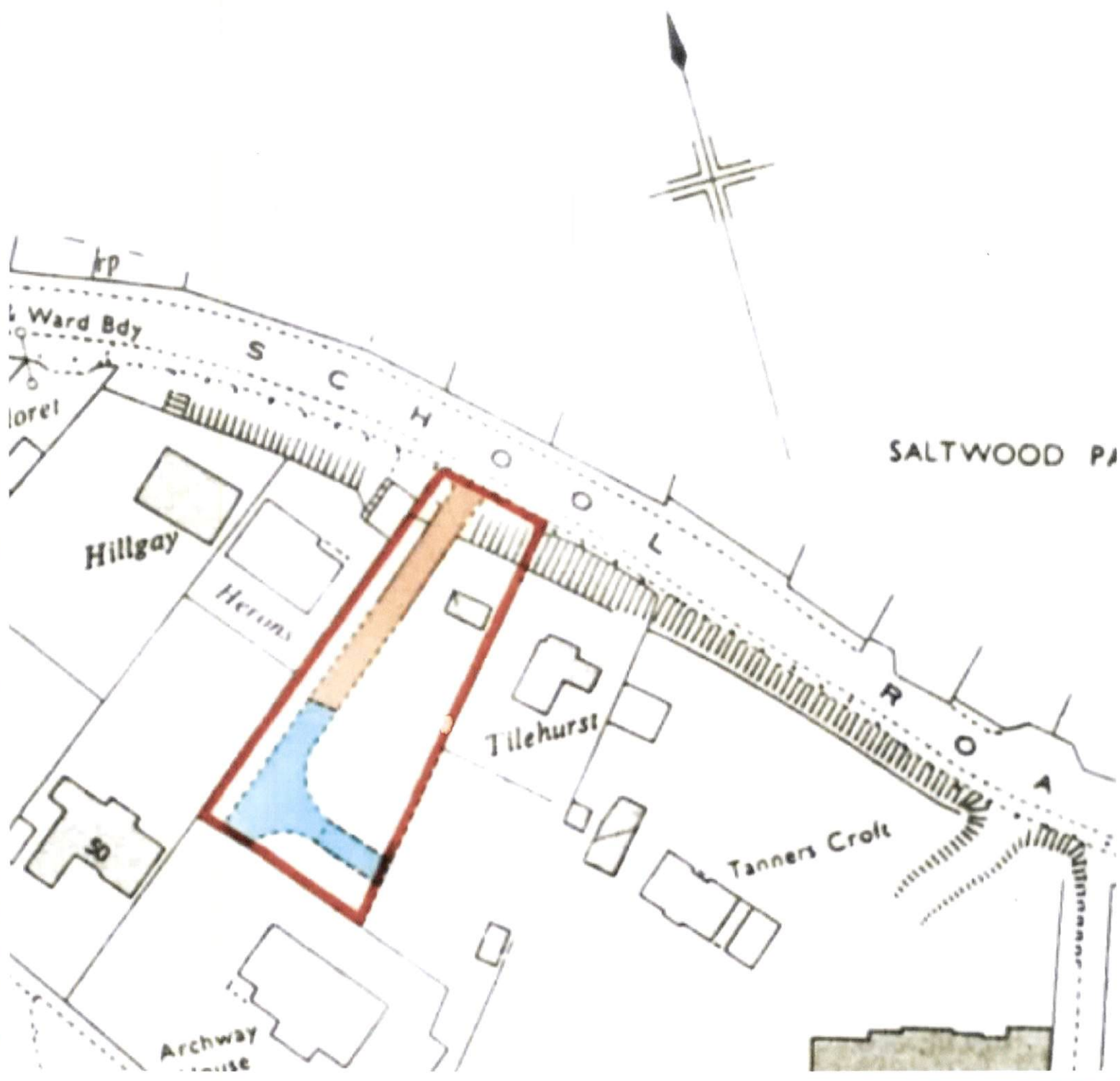
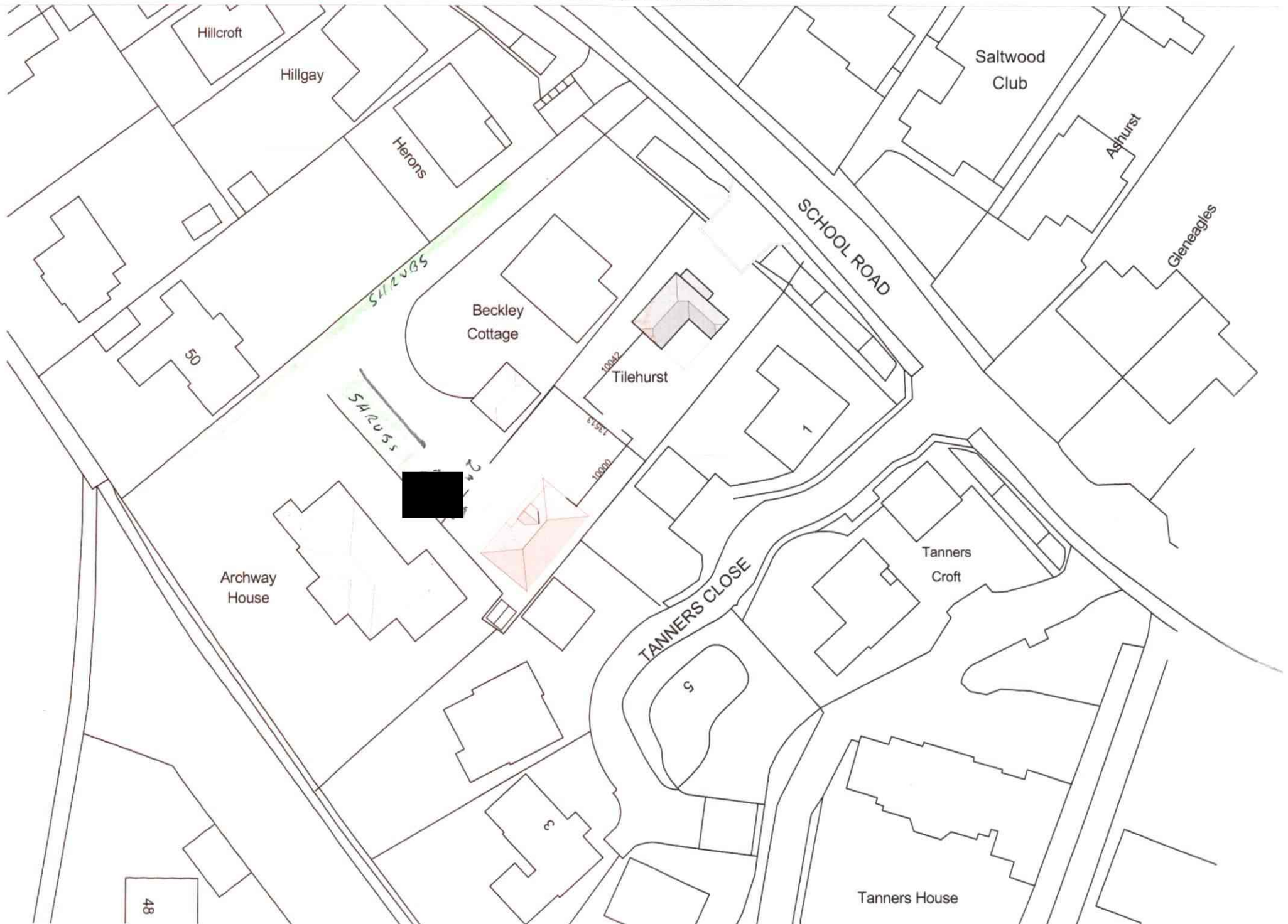




Exhibit 3





width of gate opening
3 metres

fence is 5 metres