

REF: 22/00244/FULEXT

31 March 2022

Location: Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH

Thank you for consulting with me on the amended plans relating to the above application. Please find below my recommendations regarding the amendments.

- I note that the applicant has added windows to the side elevation of plot 24 to overlook the parking area however the size of the window does not appear sufficient in order to provide adequate surveillance. The applicant has also amended parking to triple tandem parking spaces, this is not suitable due to the potential parking issues. Regular movement of vehicles to access the rear space will likely result in the resident not using their space and alternatively using the public roadway, causing parking disputes. The cycle store for this plot has also been relocated and is now not within the line of sight from the building, surveillance over the area is now obstructed.
- With the addition of a right of way access route alongside Plot 15 the applicant has created a vulnerable side boundary. This now requires defensible landscaping along the boundary of Plot 15 in order to create a standoff between the property and the public path.
- I refer the applicant to my previous recommendations regarding surveillance. A number of examples were previously provided however this was not an exhaustive list and I urge the applicant to review the Western side of the development regarding surveillance opportunities particularly over the parking areas. Please see example, the circled windows are from bedrooms not active rooms, the line of sight from plot 28 is obstructed by the corner of the house. Therefore surveillance over parking is limited.
- I further note that the Rear Garden access between plots 8 and 9 that serve plots 7-11 does not have a gate at the front fascia. I recommend that the applicant provide a gate at the front fascia of the building for added security. This should be key lockable from both sides, self-closing and at least 1.8 m in height.



Kind regards

Taliesha Baylis

On behalf of the CPDA team.