

From: CADRA

Date: 15 October 2020 at 11:27:48 BST

To: matthew.burns@reading.gov.uk

Cc: Sarah Hanson <sarah.hanson@reading.gov.uk>, sarah.duckworth@reading.gov.uk

Subject: Planning Application 201233 - 5 Grass Hill, Caversham, Reading RG4 7TJ

Dear Mr Burns,

This application has recently been brought to our attention and Caversham and District Residents Association (CADRA) would like to comment as follows.

The previous now demolished single dwelling on this site was low level and its garden is characterised by the high level of mature tree cover in the eastern, southern and western areas. This tree cover contributes to the character of the Caversham escarpment, a Major Landscape Feature visible from many parts of Reading.

In many respects much design skill and care has been taken in the detail of this proposal for two contemporary houses on this site.

However inserting two houses on this site puts pressure on the trees on the site due to their limited distance from the proposed dwellings and the fact that the mature trees are to the south, east and west. The proposed design puts living space on the upper floors with a terrace facing south west, south or south east to take advantage of the potential views. This will inevitably bring future house owners desire for sunlight and a view into conflict with the tree cover on the site which it is important to retain. The result of a view out, is loss of trees and a view in. The tree cover along the eastern boundary is also likely to come under pressure for removal due to the closer proximity of plot two to the eastern boundary and in the long term may lead to overlooking.

CADRA note and support the careful analysis and objection by the **RBC Natural Environment Officer** to the application which details and expands on the above points and the policies which the application contravenes.

In addition to the above, we would draw attention to policy **EN5 Protection of Significant Views with Heritage Interest**. The application site is within the View Cone of View 1, from Mcilroy Park towards Chazey Barn Farm, The Thames Meadows and the Chilterns escarpment. The document 'Assessment of significant Views with Heritage Interest' compiled by the Conservation Area Advisory Committee with the advice and support of RBC and Historic England provides the evidence base for EN5 and View 1 is fully described in this document.

Whilst the viewing point for View 1 is the far side of the Thames and a distance away, the inclusion of this view in EN5 enhances the protection and heritage of the Caversham escarpment for the wider benefit of all. It should be noted in particular with regard to View 1 that Chiltern Court, very close to the application site, is identified in the annotated photographs of this view (Fig 1.7 page 10).

Para 1.1.11 Sensitivity to change (page 9 of the document) in respect of view 1 notes the potential risk of harm to the escarpment and the view due to cumulative tree loss and piecemeal development see page 9 quoted below.

"There is potential risk of harm to the view due to cumulative mature tree loss on the Caversham escarpment. The trees mask, hide and disguise considerable residential development.

***There is a natural desire for house holders to have views out and light and space around property.
The corollary of a view out, however, is a view in."***

"In addition to the above is the potential risk of similar tree cover loss due to cumulative piecemeal development."

Policy EN5 is therefore also both important and relevant in any consideration of proposals for this site and it is clear that the proposals could lead to damage to View 1.

For the the reasons set out above, CADRA therefore object to these proposals.

I hope these comments are useful to you in your consideration of the application.

Kind regards,

on behalf of CADRA