

**Mr P Westcott
16 Lynmouth Road
Reading
RG1 8DD**

Members of the Planning Committee
Reading Borough Council

29th March 2021

Dear Members,

Re: Planning Application Number: 200188 – Proposed redevelopment 55 Vastern Road, Reading
(Former SSE Office)

Further to my letter of objection dated June 2020, I shall be grateful if you might consider the following when discussing the application and arriving at a decision during the Planning Committee meeting on 31st March 2021. The following points are made on behalf a number of residents in Lynmouth Road and Lynmouth Court, Reading.

- We are not opposed to the principle of development on the site and would like to acknowledge the quality of the proposed design in terms of its character and proposed materials. However,
- We find the current scheme to be overly dominant which is mainly due to the height, scale and mass of the proposed buildings.
- The height and proximity of the scheme and the scale of overlooking into existing private rear gardens and rear facing rooms in Lynmouth Road and Lynmouth Court.
- Exposing the rear boundary to the houses in Lynmouth Road to a proposed public access which increases the opportunity for crime.
- It seems to us as if the primary objective has been to set out the proposed scheme to justify the purchase price/profit objective by overloading the proposed development, rather than designing a scheme which will determine a land value.
- Finally, we believe the site is capable of generating a high quality scheme and a balance can be struck in terms of scale of development and enhancing the character of the local area and providing a cohesive access link between Christchurch Bridge and Vastern Road. And we are in the main, willing to support such a scheme if one should be submitted in the future.

Many thanks,

P Westcott.