

The Anchorage, All Saints Road, Lymington, Hants SO41 8FD

25th June 2020

Reading Borough Council
Planning
Civic Offices
Bridge Street
Reading
RG1 2LU

Planning Application #200188 - 55 Vastern Road

Please excuse my late submission caused by the COVID crisis and hope in the circumstances it can still be considered.

I realise I'm just a small voice against a big corporate enterprise but I must object to this monstrous construction that is going to make a lot of money for the developers and leave the 'little people' significantly disadvantaged.

I'm the owner of Flat 9 Lynmouth Ct which will be completely overshadowed by this money making venture. According to their own Daylight and Sunlight Assessment submitted with the application the reduction in light to my flat is significantly greater than the guidelines. The latter state that 'daylight will be notably affected' if 'windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value or the levels of NSC are reduced to less than 0.8 times former values'. By their own admission the VSC in windows of my flat facing the development will be 24.1% & 21.8% with reductions of 35.2% & 38.7%. Moreover, the NSC will reduce by 45.9%. All these readings greatly exceed the guidelines. The comment that the new levels are still 'considered reasonable in an urban context' is an insult when compared against the splendid light and views to be enjoyed by apartments in this proposed development.

I ask that the developers redesign their skyscrapers to conform with the guidelines and cause less impact on neighbours.

Yours Faithfully


Richard Truscott

