



THE OWNER/OCCUPIER

Reading Lodge  
Mill Lane  
Riseley  
Reading  
RG7 1XY

Our Ref; 24/00654/HOU  
Officer: Alexander Ralph  
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4th April 2024

**NOTIFICATION ABOUT RECEIPT OF PLANNING APPLICATION**

**PROPOSAL: Erection of a detached oak framed garage.**

**SITE LOCATION: Mill Lane Cottage , Mill Road, Riseley, Reading, Hampshire RG7 1XY**

The Council has received an application for the above proposal and would like to hear your views.

**Viewing & Commenting on the application**

- Details of the application can be seen through the website <http://publicaccess.hart.gov.uk/online-applications> by entering the reference number: **24/00654/HOU** into the search box.
- Please make your comments on-line via <http://publicaccess.hart.gov.uk/online-applications> by entering the reference number **24/00654/HOU** and then clicking on 'Login' to submit your comment. **You may need to register if you haven't done so already.**

Comments should be received by us **no later than 25th April 2024.**

Late comments will not normally be taken into account. On the reverse of this letter is an explanation of the type of comments that we can take into account when determining planning applications.

We will not acknowledge receipt of your comments. However your views will be taken into account when a decision is made on the application. Your letter or email will be placed on a public file and cannot be treated as confidential. Please note that all representations including names and addresses will be published on our website as part of the application but we will not publish sensitive information such as signatures, telephone numbers and email addresses. Please ensure that you provide us only with information that you are happy to be made available to others. Anonymous representations cannot be taken into account.

**If you are not the owner of the property to which this letter is addressed, please tell the owner about this notification letter as soon as possible.**

## Commenting on planning applications

If you wish to make comments on a planning application, they must deal with issues relating to planning law, which exists to control development and use of land in the public interest:

- ✓ Local planning policies
- ✓ The effect on the street or area
- ✓ Design, appearance and materials
- ✓ Traffic generation and safety
- ✓ Noise and disturbance
- ✓ Government advice
- ✓ Size, layout and density of buildings
- ✓ Adequacy of parking
- ✓ Overlooking and loss of privacy
- ✓ Ground contamination

The planning system does not exist to protect the private interests of one person against the activities of another. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Therefore, certain issues are not covered by planning law and cannot be taken into account. These include:

- × Structural stability and fire precautions
- × Loss of property value
- × Disturbance from construction works
- × Competition
- × Land and boundary disputes
- × Private rights of way
- × Matters covered by leases or covenants
- × Ownership rights
- × Private issues about drains
- × The identity or personal characteristics of the applicant
- × Loss of view
- × Property maintenance issues
- × Need for development (except in certain defined circumstances)

### How long do I have to make comments?

It is important that you send us your comments as soon as possible. If they are received outside the time limit stated in this letter, you will miss the opportunity to have them taken into account. Please also note that they cannot be treated in confidence and will be available to the public.

### Can I discuss the application?

If you are concerned about the proposal or need clarification before writing, you can talk to the case planning officer. Your local district councillor will also be able to listen to your views but will not be able to discuss the merits of the case with you as this may prevent them speaking about the application if it is to be dealt with at committee. Details of your councillor can be found on the Council's website or you can contact Planning Services for the information on Tel: 01252 774419 or by email: [planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)

### What will happen to my comments?

Any comments you make within the set time limits will be taken into account in reaching a decision. However, planning staff and councillors have to consider every aspect of the application and all relevant issues and the final decision may be contrary to your views.

