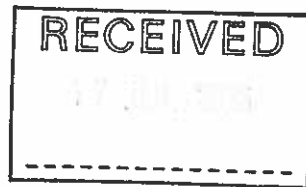


The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN



9 Blenheim
Thamesfield Retirement Village
Wargrave Road
Henley on Thames
RG9 2LX

26/06/2026

Dear Planning Inspectorate Customer Support Team

Appeal Reference: APP/6011062

I am the leaseholder of Flat 9 (Blenheim) in Block D of Thamesfield Retirement Village. I would therefore like to make a representation about Retirement Villages Development Limited's appeal to the previous decision of Wokingham Borough Council to reject the planning application (Ref: 243125).

I strongly oppose the proposed development in its current form as it will result in material harm to the living conditions of the existing seven residents of Block D. It will impact significantly residents' living environment and quality of life due to its overbearing form. It will also impact the amenity value of the Retirement Village complex for the Block D residents as they will become both physically and psychologically isolated from the rest of the retirement community due to the loss of the existing indoor corridor that links Block D to the main building.

1. My flat and to a lesser extent others in Block D with windows facing the proposed development will be overlooked and will be impacted by reduced light and view, especially since the proposed development is three storeys. My initial attraction to Flat 9, when I purchased it seven years ago, was due to it being bright and airy and there was a very appealing aspect out of the two living room windows.

In view of the report that was produced by the Wokingham Borough Council planning officer (<https://wokingham.moderngov.co.uk/documents/s82043/243125.pdf>), it is clear that my flat, number 9, will be significantly impacted as the flat falls short of guidance in terms of (i) separation distance, (ii) vertical sky component and (iii) annual sunlight. In all factors the proposed shortfall is significant and below guidance levels thus will impact my daily living experience considerably.

The non-compliance in separation distance is 7.8 metres i.e. 7.2 metres below the 15 metres BDG requirement. Being more than half of the acceptable distance, this will impact significantly on the outlook from my two principal living room windows that face towards the proposed development.

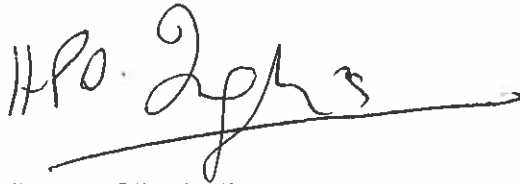
In addition, the extent of the failure to meet the Vertical Sky Component (VSC) guidance for my two principal living room windows as well as an additional window in my kitchen is in excess of 40% (how much 'in excess' is not actually stated in the report). This is more than double the BRE's recommendations of 20%. I note that in section 8.18 of the report it is stated that further assessment is required. I would like you to confirm whether this has taken place and, if so, the outcome.

Despite such a significant measurement of potential loss of light, it is reported in Section 8.21 of the report that the NSL (No-Sky line) test is passed and 'adequate' sunlight for flat occupants will remain. However, the assessment for annual sunlight in Section 8.26 of the report states that one window in my flat falls short of the guidance for annual sunlight, reducing to 20% (5% below the BRE recommendations).

2. Block D will become isolated from the main building resulting in a reduction in the security, social cohesion and community currently enjoyed by Block D residents. In the proposed plan, the demolition of the existing indoor corridor that links Block D to the main building would significantly reduce the ability of residents living in Block D to enjoy socialising and accessing the communal facilities. Instead, the proposed plan means that residents of Block D will have to walk outside to access these facilities. This is unacceptable for elderly residents; in particular, during inclement weather conditions and in the dark.

In addition, during construction of the proposed development, Block D residents will effectively have to walk through a building site to access the main building which is a significant health and safety risk especially as most elderly residents have limited mobility.

Yours faithfully

A handwritten signature in black ink, appearing to read 'HPO. Inglis', with a long horizontal flourish extending to the right.

Mrs Hilda Pamela Olive Inglis

