

PLANNING REF : 251625
PROPERTY ADDRESS : 3 Elizabeth Road
: Wokingham, Berkshire
: RG40 1UA
SUBMITTED BY : Mr David Crowley
DATE SUBMITTED : 20/07/2025

COMMENTS:

Dear Planning Officer,

I am writing to formally object to the proposed single-storey rear extension for No. 1 Elizabeth Road, Wokingham, RG40 1UA, planning application number: 251625. While I appreciate the desire to improve one's home, I believe this proposal raises several material planning concerns that should be carefully considered:

1. Out of Character with Surrounding Properties

The proposed extension projects approximately 5.2 metres from the rear of the property, which is significantly deeper than similar developments on Elizabeth Road. This scale is not in keeping with the established building line and character of neighbouring homes and risks setting an undesirable precedent for future overextensions.

2. Overdevelopment of the Site

The property has already undergone substantial development, including a two-storey side and rear extension. In addition, there are two existing outbuildings within the rear garden, yet only one is shown on the submitted plans, giving an incomplete picture of the total built footprint. When all existing structures are considered, the proposed extension would result in a disproportionate level of development relative to the plot size, reducing usable garden space and impacting the character of the surrounding area.

3. Drainage and Flood Risk

The proposed extension increases the roof surface area and will place additional strain on the shared downpipe located on the boundary line. This downpipe currently drains into a soakaway situated within our garden, which was not designed to accommodate increased water volumes. The application does not address this issue, and there is a genuine risk of waterlogging or flooding on our property.

4. Obstruction of Access to Shared Drainage

The extension appears to be built up to the boundary, which would obstruct access to the shared downpipe. This would make routine maintenance or emergency repairs impossible. Under UK planning and building regulations, developments must not block access to shared drainage systems, particularly where easement rights may apply. This issue has not been addressed in the application and could lead to future legal and practical complications.

5. Party Wall Act Considerations

The applicant has stated that no Party Wall Agreement is required due to the use of "non-conventional foundations." However, under the Party Wall etc. Act 1996, works within 3 metres of a neighbouring structure or affecting shared drainage may still require formal notification and agreement. I request confirmation that this has been reviewed by a qualified party wall surveyor or legal advisor,

and that compliance with the Act has been properly assessed.

I respectfully request that these objections be taken into account when assessing the application. I would also urge the planning department to request accurate and complete plans that reflect all existing structures on the site and to ensure that drainage and boundary access issues are properly addressed.