

PLANNING REF : 260788
PROPERTY ADDRESS : 29 Elmwood Close
: Woodley
: RG5 3AL
SUBMITTED BY : Mrs Joanne May
DATE SUBMITTED : 19/04/2026

COMMENTS:

Planning Objection for 260787 and 260788
6 Frimley Close RG5 3AU - Impact on Tree (T1), Residential
Amenity, Noise and Privacy

I wish to object to the proposed development on the grounds of harm to tree roots and unacceptable impact on residential amenity, contrary to established planning policy and guidance.

1. Impact on Tree (T1)

The proposed foundations appear to encroach within the Root Protection Area (RPA) of Tree (T1). Excavation in this area is likely to result in the severance of significant structural roots, contrary to the guidance set out in BS5837:2012 (Trees in Relation to Design, Demolition and Construction).

Such root damage would:

- Compromise the structural stability of the tree
- Lead to decline or potential loss of the tree
- Create a foreseeable risk to persons and property

In addition, the tree has not been adequately maintained by the applicant to date. This raises serious concerns that, should the root system be compromised, there is no confidence that the tree will remain safe or be properly managed.

I would also note that under the section of Trees and Hedges the applicant has marked "No" regarding whether a tree could fall on the proposed development or surrounding properties. This I believe is untrue.

In the absence of a robust Arboricultural Impact Assessment and Method Statement demonstrating full compliance with BS5837 and adequate protection of the RPA, the proposal fails to ensure the retention of this important tree and should be refused.

2. Noise and Loss of Amenity (Single Storey Extension)

The proposed single storey rear extension, incorporating large bi-fold/folding doors, would bring the built form and primary living space closer to the boundary with my property.

This design is likely to intensify noise transmission, particularly given the nature of large openings which facilitate indoor-outdoor living. Noise is already an existing issue between the properties. I already endure screaming and shouting from the children at the property. Which results in us having to have our windows and doors

closed in the summer months. The proposal would materially worsen this, resulting in unacceptable harm to residential amenity. This is contrary to the core planning principle of safeguarding neighbouring amenity, as reflected in the National Planning Policy Framework (NPPF), which requires developments to provide a high standard of amenity for existing and future occupants.

3. Loss of Privacy and Overlooking (Dormer Windows)

The proposed loft conversion, including dormer windows, would introduce additional elevated viewpoints facing towards my property. There is already a degree of overlooking into my living area. When we talked with the occupants regarding cutting the tree last year they were concerned about their own privacy. But at the same time mentioned that when they look from the top bedroom window they can see my whole garden and even detailed what I had on my garden bench. Which is right outside my living room window. The addition of dormer windows would significantly increase this direct line of sight, resulting in an unacceptable loss of privacy and sense of enclosure.

This level of overlooking is contrary to established local planning policies and design guidance which seek to prevent undue intrusion and protect residential privacy.

For these reasons, I respectfully request that the application be refused, or significantly amended to address these material planning concerns.