

PLANNING REF : 260788
PROPERTY ADDRESS : 25 Elmwood Close
: Woodley, Berkshire
: RG5 3AL
SUBMITTED BY : Mrs Sally Powell
DATE SUBMITTED : 19/04/2026

COMMENTS:

I wish to object to the proposed certificate of development involving a hip to gable roof extension, installation of roof light, and the construction of a rear dormer to facilitate the conversion of the loft into a habitable space at 6 Frimley close Woodley.

The property is a semi-detached house and already has a two-storey side extension and a Velux window in the rear roof.

My garden backs on to the rear garden of 6 Frimley Close. The boundary being a wooden 6 ft panel fence and a 4-meter-high conifer hedge which overhangs intrudes into my garden by 1 meter. Ultimately meaning there is a meter of my garden I am unable to use.

The garden to 6 Frimley Close is small in depth. By extending the property further the whole property becomes much closer to my garden and property.

I have deep concerns regarding the impact of the proposed works on my property, the surrounding properties and the character of the area. Firstly, the hip to gable extension would significantly alter the existing roof form, resulting in a bulkier and more prominent structure that is out of character and appearance with the surrounding properties.

The proposed rear dormer by reason of its size and design, appears overly large and dominant. It would add considerable bulk to rear roof slope and totally invade any privacy in my property.

In addition, the introduction of roof lights and rear facing windows raises concerns regarding overlooking and loss of privacy particularly for my property but also surrounding properties.

Interestingly whilst trying to negotiate with Mr and Mrs Patel in May 2025, to reduce the height of their 5-meter-high conifer hedge that lies at the end of my garden and over hangs and intrudes into my garden, along with the excessively high fir tree and two deciduous trees in their garden. They refused to lower the hedge any more than 1 meter and agreed to reduce some of the height of the fir tree but would not agree to any reduction of the deciduous trees, because they wanted to protect their privacy. On reflection maybe they were already planning a dormer extension. The result is I can see the sky from my property now, but I am still faced with a hedge of 4 meters which is dramatically 2 meters over above the suggested height of hedge in the UK. The hedge greatly impacts on my garden.

The cumulative scale of the extensions suggests overdevelopment on a property that has already been historically extended to the side and has also applied ,(April 2026), for a rear single storey extension which would significantly affect my property.

I would ask that the local planning authority carefully assess all the points I have made in relation to the proposed certificate of further development and refuse the application.