

PLANNING REF : 250218
PROPERTY ADDRESS : 29 Dashers Close
: Crowthorne, Berkshire
: RG45 6GX
SUBMITTED BY : Miss Amrita Bhagrath
DATE SUBMITTED : 20/02/2025

COMMENTS:

I write to formally object to the planning application submitted by the residents of No. 31 Dashers Close for a loft conversion with a rear dormer. Having consulted with independent surveyors and accredited architects, I wish to raise the following concerns:

1. Impact on Privacy and Overlooking

The proposed dormer includes rear-facing windows, significantly compromising the privacy of my home and garden. The sightlines must be carefully assessed to determine whether these windows overlook my property to an unacceptable degree. Additionally, I am concerned about increased light pollution affecting my outdoor space, which will exacerbate existing levels beyond what is reasonable.

2. Noise and Disturbance

The proposed conversion will contribute to increased noise pollution. Given the existing issue of thin walls, additional foot traffic in the loft and potential sound transmissions will exacerbate this concern. Furthermore, the proposed en-suite plumbing and associated piping will likely cause additional noise disturbances. Crucially, no soundproofing measures have been documented in the planning application, which heightens my objection and raises concerns about the mitigation of noise transmission.

3. Visual Impact and Design Issues

The size and design of the proposed dormer are incongruous with the aesthetic of my adjoining property. It is disproportionately large and will negatively impact the visual harmony of the surrounding area. The dormer is out of character with the existing architectural style and should therefore be reconsidered to maintain the integrity of the local streetscape.

4. Structural and Party Wall Considerations

Despite multiple attempts to engage with my neighbours regarding a party wall agreement, they have failed to provide one. Given the proximity of the proposed works to the party wall, a formal Party Wall Agreement must be in place to ensure that all legal obligations are met. This agreement must be overseen by a qualified surveyor to prevent potential damage, including cracks or structural movement, which could result from construction activities in close proximity to my property - which is within 500mm.

5. Structural Overhang and Scaffolding Concerns

The proposed elevations indicate that the rear dormer will be within 500mm of the party wall. As such, I have the right to inquire whether a scaffold license has been secured to ensure that construction is

conducted appropriately, vetted by independent third party surveyors - that will review the wear and tear of my property throughout the duration of the proposed works. Additionally, a schedule of condition should be recorded before any work commences to document the current state of my property. Should any loss or damage occur, the residents of No. 31 Dashers Close must be held liable, and adequate insurance provisions must be in place.

6. Overshadowing and Light Impact

The proposed dormer may cast shadows on my property, affecting the

natural light within my living area. This aspect of the application has not been sufficiently addressed, and shadowing analysis must be conducted to ensure my living conditions are not adversely impacted.

7. Absence of a Method Statement

I require evidence of a comprehensive method statement outlining how and when the works will be conducted, including confirmation of a scaffold license. Without this, I have serious concerns regarding the safety, impact, and disruption of the proposed construction process. Given the significant impact of this proposal on my privacy, quality of life, structural security, and the aesthetic harmony of my

adjoining property, I strongly urge the planning committee to reject this application or enforce stringent conditions to address these concerns. I request that my objections be considered in full, and I am prepared to provide further evidence if necessary.