

84 HILMANTON, LOWER EARLEY, READING, RG6 4HN

DECEMBER 2025

STATEMENT FOR REMOVAL OF CONDITION

Wokingham Borough Council application reference number: 251867

Condition 3. *"Obscure glazing - The roof windows in the rear elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained."*

The application site is situated within an established housing estate where there is already a level of overlooking. The applicant has noted existing precedent of No 99 Hilmanton (see 'Fig 1' & 'Fig 2'), including 5 No double-stacked roof-lights fitted with clear glazing, installed to the rear elevation that overlook the gardens of both No 84 Hilmanton and No 86 Hilmanton. No such condition requiring obscured glazing has been imposed to No 99 Hilmanton, nor any other of the loft conversions situated on the Hilmanton estate.

It is noted that No 86 Hilmanton could be impacted by the provision of windows to the second floor, however, it is also noted that the existing outlook of the dwelling already overlooks this neighbour from the first floor. Roof-lights by their nature sit flush with the roof plane and offer significantly limited and oblique views than standard vertical windows.

The planning officer has incorrectly stated in the report that *"the limited floor-to-ceiling height typical of loft conversions would result in increased opportunities for occupants to be close to the glazing and look out of the windows"*, the finished loft floor-to-ceiling height is 2300mm which is of standard construction when compared to typical ground & first floor ceilings installed at an average of 2300mm. The proposed roof-lights have been installed higher up the roof plane, in combination with internal blinds fitted to the roof-lights, which reduces all potential for direct overlooking views of No 86 Hilmanton.

Furthermore, the condition states that the roof-lights must be obscured, but still allows for the opening of the roof-lights. As views remain unchanged when the roof-lights are open, the outlined reasons for the condition are made redundant and therefore the condition should be removed. For all reasons above, the condition should be removed.



'Fig 1' – view of No 99 Hilmanton from rear garden of 84 Hilmanton



'Fig 2' – view of No 99 Hilmanton from first floor of 84 Hilmanton