



PLANNING STATEMENT

Proposed Extensions and Alterations

27 Moor Copse Close, Earley, Reading RG6 7NA

1. Introduction

This statement has been prepared in support of the above planning application and accompanies the revised drawings submitted in response to the Case Officer's email dated 3rd August 2026 requesting further information regarding neighbour daylight considerations.

The revised submission includes:

- revised architectural drawings;
- a dedicated Neighbour Daylight Assessment drawing (P2604-25);
- additional annotations clarifying the relationship with neighbouring properties;
- clarification of the proposed parking and frontage landscaping.

2. The Proposal

The proposal comprises extensions and alterations to an existing single dwellinghouse (Use Class C3) to provide improved family accommodation.

The development includes:

- demolition of the existing garage and rear additions;
- replacement single-storey and two-storey extensions;
- roof alterations creating additional accommodation within the roofspace;
- associated alterations to the frontage including off-street parking, bin storage and new hedge planting.

The application does not propose subdivision of the dwelling, the creation of additional residential units or any change of use.

The property will remain a single dwellinghouse within Use Class C3.

3. Neighbour Daylight Assessment

Following the Case Officer's request, Drawing P2604-25 has been prepared illustrating indicative 45-degree daylight assessments in both plan and elevation.

The assessment demonstrates that:

- the proposed rear extension remains outside the relevant assessment lines serving the principal rear windows of No.26;
- only a very limited interaction occurs with the nearest rear habitable room window at No.28;
- the principal assessment relates to the first-floor flank bedroom window serving No.26.

The proposal should be considered in the context of the existing site circumstances rather than by reference to the geometric assessment alone.

4. Relationship with No.26

The current site circumstances differ from those shown on older publicly available street imagery.

The former ground-floor flank windows to No.26 have now been permanently infilled and no longer serve habitable accommodation.

In addition, the proposal removes the existing clear-glazed landing window facing No.26 and replaces it with an obscure-glazed en-suite window fixed shut below 1.7 metres above finished floor level.

Accordingly, the proposal improves the existing privacy relationship between the two properties.

Whilst the indicative 45-degree assessment intersects the flank bedroom window serving No.26, this relationship should be considered in its full context, including:

- the existing side relationship between the buildings;
- the retained separation between the dwellings;
- the removal of the former clear-glazed landing window;
- the introduction of an obscure-glazed en-suite window;

Taken together, it is considered that the proposal would not result in unacceptable harm to the living conditions of the occupiers of No.26.

5. Relationship with No.28

The proposed rear extension has also been assessed against the neighbouring windows serving No.28.

The assessment demonstrates that the proposal remains outside the relevant daylight assessment to the principal rear windows, with only a limited interaction occurring in relation to the nearest rear opening.

The adjoining part of the proposal closest to No.28 is single storey and the retained relationship is considered compatible with the surrounding residential context.

Overall, it is considered that the proposal would preserve acceptable levels of daylight, outlook and residential amenity.

6. Parking and Frontage

The revised proposal provides:

- three off-street parking spaces;
- a dedicated bin and recycling store;
- new native mixed-species hedge planting to soften the frontage.



The parking arrangement has been designed to serve the enlarged single-family dwelling and operates as a tandem/stacked arrangement appropriate for occupation by one household.

The proposal therefore provides practical off-street parking whilst retaining a landscaped frontage.

7. Planning Balance

The proposal represents a comprehensive improvement to the existing dwelling whilst remaining in use as a single-family home.

The revised drawings respond directly to the Case Officer's request for additional daylight information and demonstrate that the proposal preserves acceptable neighbour amenity when considered in the context of the existing site circumstances.

The proposal also incorporates practical parking provision, dedicated refuse storage and additional landscaping to the frontage.

It is respectfully submitted that the proposal accords with the design and residential amenity objectives of the Wokingham Borough Design Guide and represents sustainable development that preserves the living conditions of neighbouring occupiers.

8. Conclusion

The accompanying drawings and neighbour daylight assessment have been prepared specifically to assist the Council's assessment of residential amenity.

Having regard to the revised information submitted, it is considered that the proposal would not result in unacceptable impacts upon neighbouring occupiers and that planning permission should therefore be granted.

Appendix A - Drawing Schedule

Drawing no.	Revision	Title
P2604-21	A	Location Plan & Block Plan
P2604-22	A	Existing Plans & Elevations
P2604-23	A	Proposed Plans & Elevations
P2604-24	A	Proposed Plans & Elevations Showing PD Fallback Development
P2604-25	-	Neighbour Daylight Assessment