

PLANNING REF : 261182
PROPERTY ADDRESS : 12A South Drive
: Reading
: RG4 6GB
SUBMITTED BY : Mr T Butt
DATE SUBMITTED : 15/06/2026

COMMENTS:

15 June 2026

Planning Services
Wokingham Borough Council
Civic Offices, Shute End
Wokingham RG40 1BN

Objection to Planning Application 261182
Site Address: 12 South Drive, Sonning, RG4 6GB

I wish to submit comments and concerns on Planning Application 261182 in relation to the property at 12 South Drive, Sonning, RG4 6GB. I am the owner and occupier of the neighbouring property, 12A South Drive, which shares a boundary with the application site and would be directly affected by the proposed development.

I appreciate that the homeowners wish to improve, extend and adapt their property to meet changing needs and I recognise that well-designed extensions can often be accommodated successfully within established residential areas. My comments are therefore not intended to oppose development in principle nor to prevent reasonable alterations to the property.

However, having reviewed the submitted plans, I have concerns regarding certain aspects of the proposal and the potential impact they may have on neighbouring residential amenity. In particular, I ask the Council to carefully consider the design of the proposed extensions, their relationship with neighbouring properties and the implications for light, outlook and privacy. I believe it is important that any development achieves an appropriate balance between meeting the applicant's objectives and protecting the amenities currently enjoyed by surrounding residents.

Of particular concern is the impact of the proposed side double extension on neighbouring amenity. Due to its scale and proximity to the boundary, there is potential for a significant loss of light and outlook to habitable rooms within my property, specifically the lounge and dining room. The submitted plans do not include any 45-degree assessment or equivalent analysis demonstrating the impact on neighbouring habitable room windows. This appears inconsistent with the approach set out in Wokingham Borough Council's adopted Borough Design Guide Supplementary Planning Document (SPD), which expects developments to demonstrate that they will not result in unacceptable impacts on neighbouring light, outlook or amenity, including through established daylight and 45-degree testing methodologies. I would therefore request that the Council require the submission of an appropriate daylight and sunlight assessment before determining the application.

Another key concern is the proposed walk-on terrace at the rear of the property. The elevated nature of the terrace would provide direct views into both neighbouring properties and gardens, resulting in a significant loss of privacy in a way that is not currently possible. My garden is regularly used by my family for outdoor recreation, relaxation and entertaining and currently benefits from a reasonable expectation of privacy. The terrace would effectively create a raised viewing platform overlooking these private areas.

The proposal would result in a substantial and unacceptable loss of privacy, visual intrusion and a heightened sense of being overlooked. This is contrary to the core design principles set out in the Wokingham Borough Design Guide SPD which requires development to safeguard neighbouring amenity, including privacy and protection from overlooking, particularly from upper-level windows, balconies and roof terraces. Existing boundary treatments, including fences and hedges, would be ineffective in mitigating these impacts due to the elevated nature of the terrace.

In addition, a Juliette balcony is proposed immediately adjacent to the walk-on terrace. The close relationship between these two features raises concerns regarding the potential for increased use of the upper-level area and the resulting impact on neighbouring privacy and residential amenity. Should permission for the Juliette balcony be granted, I would request that the Juliette balcony remains solely as a non-accessible Juliette balcony and that permitted development rights are restricted to prevent its future conversion into a walk-on terrace or balcony.

The submitted plans do not provide sufficient information to properly assess the impact of the proposal on neighbouring residential amenity. The drawings appear to omit important information, including a comprehensive street scene, key dimensions, overall building height, ridge and eaves levels, and sufficient contextual information. Without this information it is difficult for neighbouring residents and the Council to fully assess the visual impact, scale and prominence of the development.

In particular, the submitted documentation appears to omit any assessment of the 45-degree line on 12a South Drive despite the potential impact on outlook and natural light. There is also an absence of clear information showing the relationship between the proposed development and neighbouring boundaries on both sides. The lack of supporting information makes it difficult to properly evaluate the impacts of the development on adjoining properties. This is particularly important given the requirements of the Wokingham Borough Design Guide SPD, which states that proposals must be assessed in terms of their relationship to neighbouring properties and must clearly demonstrate their impact on massing, height and proximity to boundaries.

Furthermore, the submitted drawings do not adequately illustrate the extent of overlooking that would occur from the proposed elevated terrace into neighbouring gardens, patios and private outdoor spaces. I would therefore request that the Council require accurate

and complete drawings showing the relationship between the proposed development and neighbouring properties before determining the application, and that affected consultees are given an opportunity to comment on any revised submissions.

I would also request clarification regarding any proposed side-facing windows or glazing. The submitted information does not make clear what type of side-facing glazing is proposed and whether appropriate obscure glazing and restricted-opening measures will be applied. The Wokingham Borough Design Guide SPD advises that side-facing windows in extensions should be carefully controlled to prevent overlooking and protect neighbouring privacy. I would put forward that the proposed side window in the first floor right front facing bedroom is not required as a front facing window already exists. This may help alleviate some of the privacy concerns.

In addition, I ask the Council to carefully consider the proposal against its adopted local planning policies, supplementary planning guidance and previous planning decisions relating to neighbouring properties on South Drive. Consistency in decision-making is an important planning principle and any departure from previous decisions affecting neighbouring properties should be clearly justified.

Taken together, the potential loss of light to neighbouring habitable rooms, the overlooking arising from the proposed walk-on terrace and the lack of adequate supporting information indicate that the proposal would have an unacceptable impact on neighbouring amenity and would be contrary to Wokingham Borough Core Strategy Policies CP1 and CP3 and the Wokingham Borough Design Guide SPD.

For these reasons, I request that Wokingham Borough Council refuse this version of the application in its current form. I request that the Council require the submission of complete and accurate drawings, detailed neighbour impact assessments (including 45-degree and daylight & sunlight analysis), removal of the walk-on terrace and clear confirmation of all glazing treatments together with any conditions necessary to protect neighbouring amenity.

Yours faithfully

Mr and Mrs Butt
12A South Drive
Sonning
RG4 6GB