

PLANNING REF : 251376
PROPERTY ADDRESS : 13 Russley Green
: Wokingham, Berkshire
: RG40 3HT
SUBMITTED BY : Mr Keith Webb
DATE SUBMITTED : 09/07/2025

COMMENTS:

We have no objection to any additional ground floor extensions and alterations to the flat roof. We also have no objection to the proposed changes to the existing fenestration.

We have no objection to a first floor extension over the garage and carport in principal, as long as it respects current planning policy regarding scale and the issue of overlooking.

We would therefore like to object / comment on the following aspects of the proposed works.

The proposed french doors and side lights to the new master bedroom on the 1st floor will pose a significant overlooking issue. As currently indicated on the drawings, the proposed opening will impact directly on the privacy of our garden.

The drawings do not indicate which windows will be obscure glazed. The proposed dressing room window in the side elevation appears to be clear glazed and indicates that the left hand pane will be a full height opening. Planning portal guidance states 'If new windows are in an upper-floor side elevation they must be obscure-glazed and either non-opening or more than 1.7 metres above the floor level'

We are concerned with the size and scale of the first floor side extension combined with the gable end to the roof and how this is not subservient to the original dwelling.