

Pre-Application reference number: 243178
Wokingham Borough Council
Officer: Marcus Hillman

A Pre-Application for this proposal was submitted and planner's view was deemed acceptable subject to impact on heritage assets.

In summary, the proposet part two storey and part single storey located to the rear and since it would be a continuation of the existing building with matching ridge height and planners are not concerned with any impact on visual amenity or local character as it would not be visible from the public realm.

Planners' concern were related to any potential loss of light or privacy to the two adjoining properties. Planning Officer's comment were as follows:

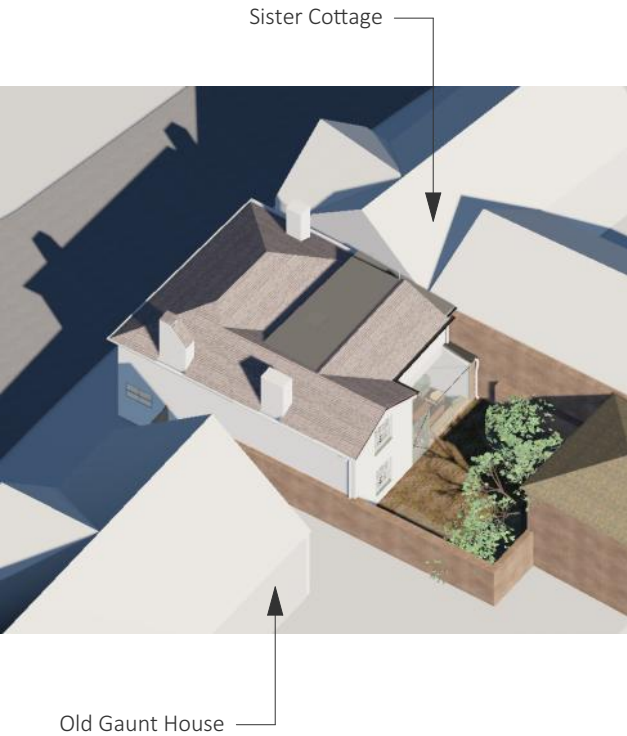
'The proposed two storey rear extension would be located close to the boundary with Old Gaunt House and would extend beyond the rear wall of the existing dwelling by approximately 1.5m. The proposed single storey extension would extend beyond the wall of the existing garden room by approximately 1m and be adjacent to the shared boundary with Sister Cottage.

The application should therefore demonstrate that the nearest habitable room of Old Gaunt House and Sisters Cottage will not be adversely impacted by any potential loss of light or privacy concerns resulting from the proposed extension'

SMA response is as follows:

In regard to any impact to Sisters Cottage, there are no significant impact on loss of light or privacy as this property's roof is attached to the boundary (garden wall) and there are no windows. Additionally, the same is at a higher level than the proposed development.

In regard to Old Gaunt House, a sun study was carried out in two different dates, peak summer date which is around June 21st (the summer solstice), and the peak winter date which is around December 21st (the winter solstice). The study assesses the impact on Sunlight from the proposed rear bay extension and shows that no significant change to the amount of sunlight in the windows facing the development as they are East facing and are naturally in shade after the middle of the day due to the Sun's position. Additionally, any cast shadow is mostly caused during early hours for a small time window. The proposal is an elongation of the existing rear bay by approximately 1.5m and will have little change to the existing light and privacy aspects.



Winter Solstice- 21st of December (1 hour time stamp from early morning to midday)



Summer Solstice- 21st of December (2 hours time stamp from early morning to midday)

