

PLANNING REF : 251729
PROPERTY ADDRESS : 369 Finchampstead Road
: Wokingham, Berks.
: RG40 3JU
SUBMITTED BY : Mr Paul Norris
DATE SUBMITTED : 15/10/2025

COMMENTS:

I am writing to object to the recent planning application submitted for no 371 Finchampstead Road on the grounds of overlooking, overbearing and loss of light.

To our south the properties are bungalows and chalet bungalows in a row from the Barkham ride roundabout, with ours no. 369 being the last chalet bungalow before the two storey houses start beyond ours to the north.

One of our main concerns is the new roofline being brought much nearer to us, close to the boundary of the property. This roofline will block out our sunlight to our sitting room, especially in the winter months. We only have a very small side window and rely on refracted light through our conservatory. This light will not be able to enter past the new roof angle as 371 is set further back on the plot than ours. Mr Luker has already agreed that the dormer window will affect our light and reduced it slightly from his original plans. The square angle of the dormer window roofline will be even more difficult for the sun's rays to pass than the 45 angle of the sloping roof! We were promised a drawing by the architect to show the angles of the

sunlight during the winter months and how this will affect us, but so far this has not been forthcoming. During the winter months the sun's angle goes down to about 15 on the winter solstice, which will leave us in complete shade with the whole house being so much closer. We have to have a side lamp on in our sitting room as it is, as the room is quite dim. My husband suffers from SAD syndrome in the winter

months and has to take antidepressants to help and we feel this will make the situation even worse as he can't afford to lose any extra sunlight.

At the moment we don't have a single upstairs window overlooking our property. The new dormer windows will overlook our conservatory into our sitting room, our kitchen and our private patio and back garden, giving us no privacy at all.

We are only a small chalet bungalow with our upstairs windows being velux on the sides and front, keeping the level of the roofline from the front of ours low. The new proposed roofline on 371 will increase the size of the property dramatically and it's extension out nearer

the boundary will be overbearing, making us feel like we will be a very small property sandwiched in between two large properties.

We feel that it is unfair to increase the size of the property so dramatically just to make a maximum profit for a part time property developer before he sells up in the next year or two, as he did in his previous house in which he did a similar development. Whereas we have lived here for 23 years and consider it our forever home and will have to live with the consequences of these changes long after the property has been sold on.