

PLANNING REF : 261146
PROPERTY ADDRESS : 7 Parker Close
:
: RG29RG
SUBMITTED BY : Mr Elliott Currie
DATE SUBMITTED : 15/05/2026

COMMENTS:

I respectfully object to planning application 261146 relating to 16 Maybank, Shinfield.

My property directly backs onto the application site and shares a rear boundary with the proposed development. I have concerns regarding the impact this proposal would have on neighbouring residential amenity, particularly due to the elevated position of the property relative to neighbouring gardens.

The host property already sits materially higher than adjoining properties and is visually dominant when viewed from neighbouring gardens. While the proposed extension is described as single storey, the raised site levels mean the development would still be visible above the shared boundary fence and would increase the overall built mass and visual presence along the rear boundary.

Although there is an existing roof structure partially visible above the fence line, the proposal would introduce a wider and more continuous built form across the rear elevation which would further reduce the sense of openness currently experienced from neighbouring gardens.

I am concerned that the submitted plans do not fully demonstrate the true visual impact of the proposal when viewed from the substantially lower neighbouring properties. The combination of the elevated ground level, extension width and flat roof design would create a more enclosed and overbearing outlook from adjoining outdoor areas.

I would also request that careful consideration is given to the extent the proposed extension will project above the existing shared boundary fencing when viewed from neighbouring gardens. Given the elevated position of the application site relative to adjoining properties, even modest increases in visible built form have a disproportionate impact on outlook, openness and the sense of enclosed experience.

I also have concerns regarding the cumulative impact the proposal may have on outlook and natural light from neighbouring gardens and outdoor spaces. While the extension may be single storey in isolation, the elevated position of the application property materially increases its visual and physical impact when experienced from the adjoining lower level properties.

I would respectfully request that the Council carefully considers:

- The significant difference in ground levels between properties
- The cumulative visual impact of additional built form along the rear boundary

- The increased sense of enclosure and loss of openness from neighbouring gardens
- The overbearing impact created by the elevated position of the application site
- The extent the proposal projects above the shared boundary fencing
- The potential impact on outlook and natural light to neighbouring properties
- Whether the proposal adequately protects neighbouring residential amenity in its actual site context

Given the above concerns, I respectfully ask that the application is either refused or amended to reduce the impact on neighbouring properties.

Should the Council be minded to approve the application, I would request consideration is given to whether the scale, height or projection of the extension can be reduced to minimise the visual impact on neighbouring properties.

Kind regards,
Elliott Currie