

PLANNING REF : 253113
PROPERTY ADDRESS : 17 Nursery Gardens
: 17 Nursery Gard Whistley Green, Reading, Berkshire
: RG10 0GN
SUBMITTED BY : Mrs Clare Austin
DATE SUBMITTED : 27/07/2026

COMMENTS:

FURTHER REPRESENTATIONS TO PLANNING APPLICATION REFERENCE 253113

Clear View Cottage, Whistley Green, Hurst, Wokingham, RG10 0DU

26 July 2026

To the Local Planning Authority,

We write as neighbouring objectors in respect of Planning

Application Reference 253113 for Clear View Cottage, Whistley Green.

We

acknowledge that the applicant has made amendments to the original proposal, specifically:

- Removal of the first-floor accommodation within the carport structure

- Removal of the external staircase

- Scaling the house floorplan down and reducing the height of the house

We welcome these amendments as response to our concerns. However, we must respectfully submit that the revised proposal still presents material concerns that remain unresolved. Following detailed measurement of the existing site, the true scale and impact of the proposed carport and the main house moving closer to our boundary is still substantial and we believe means this is not a redesign that should be approved.

1. CARPORT HEIGHT

The proposed carport represents a height increase from the existing structure on site:

- Existing garage height: 4.8 metres

- Proposed carport height: 5.4 metres

- Height increase: 0.6 metres (60 centimetres)

Whilst 60cm may appear modest in isolation, a 5.4-metre structure represents a substantial building. We understand the garage was probably built before there was a house behind it as Nursery Gardens did come later but now there is a boundary in place this new car port will take up the gap that we have in our garden with something that is taller than the existing structure.

At only 2 metres from our property boundary, a 5.4-metre structure will create a severe overbearing impact and material loss of light to our garden. With the true impact only being understood in the winter months.

2. OVERLOOKING AND PRIVACY - BALCONY PLUS LOCATION OF THE NEW HOUSE LAYOUT

Our property contains an established children's play area situated alongside our garage. We have measured this space: it extends 7 metres in length from our garage boundary towards the rear of the proposed new property edge. This is not incidental garden space it is an active residential use area, regularly occupied by our children.

The new development creates the following problematic proximities and overlooking concerns:

- Balcony: 11.7m from our garage (measurements provided by the architects) deduct the 7m for the play garden this leaves 4.7m metres from our children's play area. An elevated vantage point directly overlooking where children actively play which is now a

secluded area (see picture 1, 2, 3 and 4)

- Main house: 7.6m from our garage again deduct the 7m and we are now at 0.6m from the edge of their house (not allowing for the patio they have scoped out).

The presence of a first-floor balcony at 4.7 metres from the children's play area introduces a direct overlooking concern that is fundamentally incompatible with children's active play. With balconies are regularly occupied spaces this creates a direct and regular line of sight into our children's play area from an elevated position within our neighbours' property.

The critical issue: The applicant's submission with planting acknowledges how close the builds are to our boundary as it makes reference to this. The supporting documents provided to the Local Planning Authority do not adequately reference this active residential use or the significant impact of this substantial structure of both the house and the car port, suggesting it has either been overlooked or inadequately assessed in the design.

2. INSUFFICIENT INFORMATION IN APPLICATION DOCUMENTS

The submitted plans for this application contain no reference to our children's play area. The site layout drawings do not indicate this active residential use space, which extends 7 metres alongside our garage. Furthermore, the documents do not adequately address the overlooking implications of the first-floor balcony and its relationship to neighbouring residential activities.

We formally request that the applicant is required to provide:

- An updated site assessment that properly identifies and measures the 7-metre children's play area
- A privacy impact assessment addressing overlooking from the first-floor balcony into the children's play area
- Window and balcony placement details with sightline analysis

3. OVERLOOKING AND PRIVACY - THE BALCONY CONCERN

At 4.7 metres from our children's play area, the first-floor balcony creates a direct and material overlooking concern that is expressly considered in planning policy and guidance.

I believe standard planning guidance suggests that overlooking into primary residential use spaces (such as children's play areas) from distances below 10 metres can be considered problematic. At 4.7 metres, this development fails that standard significantly.

We request that the Local Planning Authority requires a formal privacy impact assessment and sightline analysis before determination.

4. DAYLIGHT AND SUNLIGHT - SUBSTANTIAL IMPACT

No formal daylight or sunlight assessment has been submitted with this application. Given the substantial nature of the structure involved, this is a critical omission:

- The structure height of the house and car port
- The proximity
- The orientation and length of the play area (7 metres)

A formal assessment in accordance with BRE guidelines 'Site Layout Planning for Daylight and Sunlight' is essential before determination. Without technical assessment, the Local Planning Authority cannot properly discharge its duty to consider residential amenity.

5. RESIDENTIAL AMENITY - CHILDREN'S PLAY AREA IMPACT

Our property is a new build (5 years old) with an established 7-metre children's play area that runs next to our garage. This is active residential use space, integral to the enjoyment of our property and

the wellbeing of our children. With a balcony at 4.7 metres with direct overlooking, and a residential dwelling at the terminus of this play space will:

- Create a severe overbearing visual impact to the childrens play area.
- Materially reduce daylight and natural light reaching the play area.
- Compromise the ability to safely and enjoyably use this space by introducing constant overlooking from a neighbouring balcony onto our children.

6. STATUTORY PROCEDURES - PARTY WALL ACT CLARIFICATION

Given the proximity and scale of this development, we wish to ensure that appropriate statutory procedures have been properly considered and followed. We would appreciate confirmation from the Local Planning Authority that the applicant has:

- Considered whether Party Wall Act procedures apply to this development (given the proximity to our property garage and landscaping)
- If applicable, completed all required Party Wall Act procedures and served appropriate notice

7. OUR REQUEST

We respectfully request that before this application is determined, the Local Planning Authority requires the following:

REQUIREMENTS:

1. Updated site assessment from the Architects/Council Planning Officer that properly identifies and measures the 7-metre children's play area and provides a comprehensive impact assessment.
2. Privacy impact assessment and sightline analysis addressing overlooking from the first-floor balcony into the children's play area and our garden.
3. Formal daylight and sunlight assessment in accordance with BRE guidelines. This point up until now has not been resolved and now with the house coming even closer to our property this should become a priority before the final decision about the proposal is given.
4. Confirmation that Party Wall Act procedures have been appropriately considered and, if applicable, properly completed.

In summary: the applicant has submitted plans for a 5.4-metre high structure to be positioned 2 metres from our property boundary and their main house is now 0.6m metres from our children's play area, with a balcony overlooking that space and into our garden. The supporting documentation does not adequately identify or assess impact on this active residential use.

We believe that the Local Planning Authority cannot responsibly determine this application without requiring comprehensive assessment of impact on the children's play area, privacy implications of the balcony, and daylight impact onto our garden and house.

We trust the Local Planning Authority will give full consideration to these material concerns before making its determination.

Yours faithfully,
Clare & Phillip Austin