

PLANNING REF : 251049
PROPERTY ADDRESS : Old Gaunt House
: Church Street, Wargrave, Reading, Berkshire
: RG10 8EP
SUBMITTED BY : Mr And Mrs Patrick and Deirdre Fennessy
DATE SUBMITTED : 28/05/2025

COMMENTS:

We fully understand that River Cottage needs renovation and modernisation, in particular, the need for the external render to be removed. We also understand Mrs James' wish for a larger bedroom at the back of the property, away from any disturbance in Church Street. However, it was the planning officer's comments on the possibility of reduced light to our property that alerted us to a potential problem, which concerns us.

We have reviewed the plans submitted by Simon Mack Architecture, who, among other changes, have proposed a 1.53 metre extension to the south-facing gable on the west side of River Cottage. This is adjacent to our property and will lessen the natural light coming into the east aspect of our house, particularly into our north-facing living room. This room has Georgian sash windows in the north wall and one Georgian sash window on the east wall and it is already quite a dark room.

The architects have stated that the extended gable will not cause a significant diminution in the light entering our property and have sent us digital graphics of the shadow falling on our east wall, both before and after the proposed extension, at the summer and winter solstices. However, our concern is that these computer generated graphics, which we can't challenge, do not tell us what the effect will be on a day-to-day basis, winter and summer, during all weathers. We will only know the real effect once the extension is completed, by which time we will be unable to resolve any issue.

We have spoken to Mrs James about our concern and have also contacted the architects. We enquired if an alternative solution could be found and asked if thought had been given to extending the east side of River Cottage, rather than the west side. Alternatively, rearrangement of the upstairs floor plan, which has been applied for, could possibly include a larger bedroom, which would satisfy Mrs James' requirements. Both of these solutions would retain the gable end and result in a smaller loss of historic fabric.

We would like to find a solution whereby, Mrs James' need for a more spacious bedroom and ours, for no loss of light can be met.