

PLANNING REF : 261267
PROPERTY ADDRESS : 88A Matthewsgreen Road
:
: RG41 1JT
SUBMITTED BY : Mr Edward Robert Stone
DATE SUBMITTED : 01/07/2026

COMMENTS:

I wish to submit an objection to the proposed development at No. 90 on the grounds that it would have an unacceptable impact on the amenity of the neighbouring property at No. 88A.

Loss of Light

The proposed alterations to the existing dormer at No. 90 would significantly reduce the amount of natural light entering the west-facing bedroom at No. 88A. This bedroom relies on a single window as its only source of natural daylight, and any increase in the scale, projection, or visual presence of the dormer would adversely affect the light received by this room. The resulting loss of daylight would have a detrimental impact on the living conditions and residential amenity of the occupants of No. 88A.

Loss of Privacy and Overlooking

The proposed window within the east dormer at No. 90 would result in a significant loss of privacy for the occupants of No. 88A, particularly in relation to a child's bedroom. Due to the close proximity of the two properties and the direct relationship between the windows, there would be an unacceptable level of overlooking.

Although it may be suggested that the proposed window would be fitted with obscured or frosted glazing, this would not fully address the privacy concerns. The proximity of the properties means that the sense of overlooking and loss of privacy would remain, and occupants of both properties would be affected. Furthermore, the proposed window at No. 90 would be located almost directly opposite an existing bedroom window at No. 88A.

Should the proposed window be capable of opening, occupants of No. 90 would be able to look directly into the bedroom at No. 88A, resulting in a further and unacceptable loss of privacy. This would be particularly concerning given that the affected room is used as a child's bedroom.

For these reasons, the proposal would have a harmful impact on neighbouring residential amenity through loss of light, overlooking, and loss of privacy, and should therefore be refused.

Photographic evidence can be provided to further demonstrate the relationship between the properties and the extent of the impacts described above.

Please also note that no planning application notice has yet to be posted outside the property at 90 Matthewsgreen Road.