

PLANNING REF : 251559
PROPERTY ADDRESS : 27
: 27 Colemans Moor Lane, Woodley, Reading, Berks
: RG5 4BT
SUBMITTED BY : Mrs Ruth Kanashiro
DATE SUBMITTED : 19/07/2025

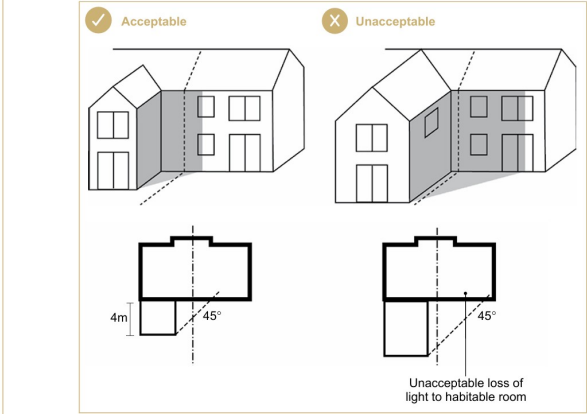
COMMENTS:

We are objecting because the planned rear extension of 25 Colemans Moor Lane will have an overbearing impact and cause a loss of light to our downstairs living area (our kitchen/dining room). I have sent a more detailed explanation of our objection by email to: development.control@wokingham.gov.uk

My objection is that the proposed extension (specifically the rear garden aspect) is currently designed to project 4 metres from the rear wall at a height of 3 metres on our boundary, and this will result in an unacceptable loss of light to one of my habitable rooms (kitchen/dining), making it a dark and oppressive space

The 45 degree planning rule of thumb approach and **BRE 209 Site Layout Planning for Daylight and Sunlight** seem to support this view

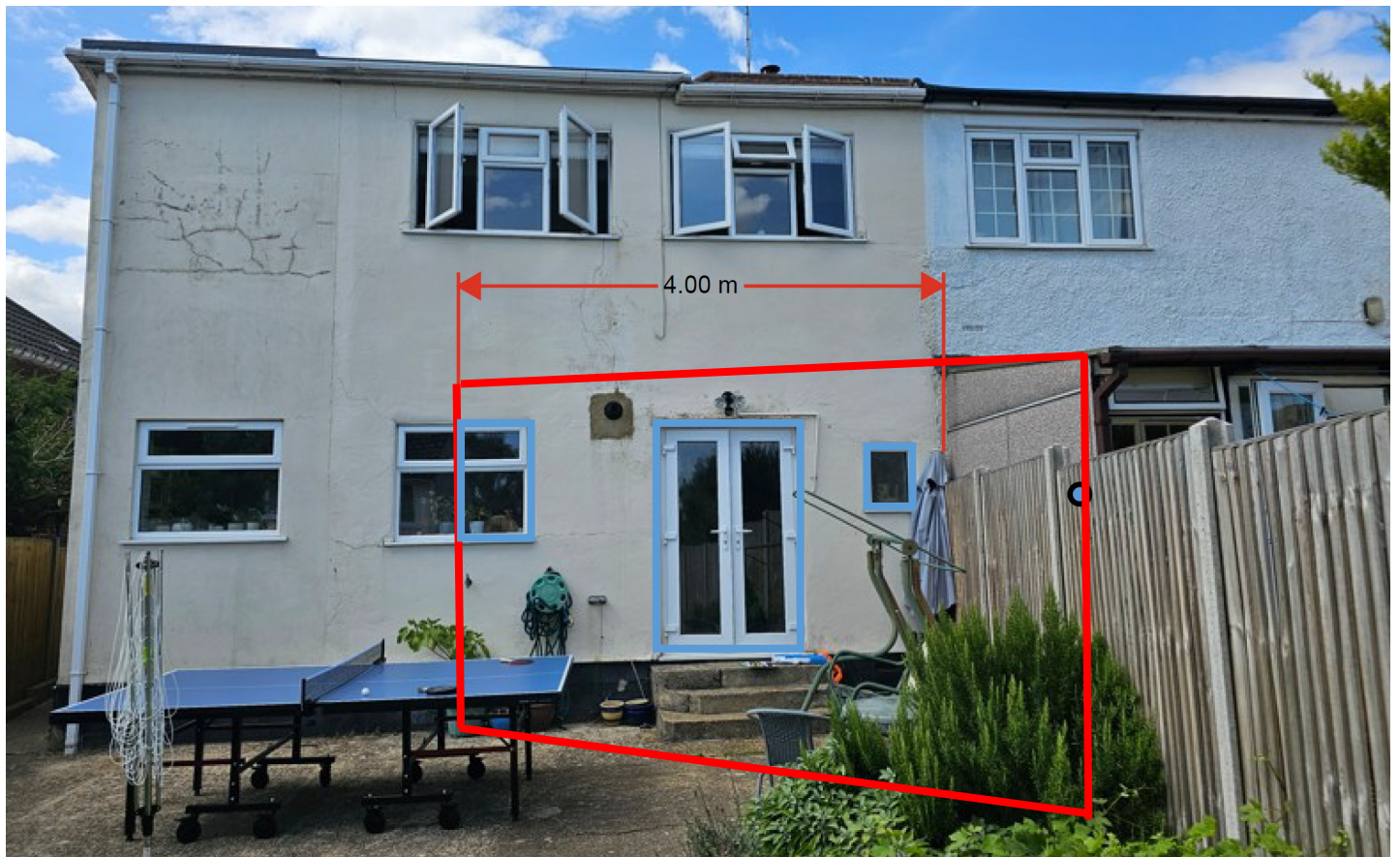
My understanding is that it is generally considered good practice that planning applications for extensions should not project from the wall of the original building to such a extent that when a 45 degree line is projected back to my property from the corner of the extension (see diagram), that a shadow must not be cast across my glazing to habitable spaces



Excerpt from Wokingham Council Design Guide

Wokingham Borough Council Borough Design Guide





The red rectangle represents the size of the shadow cast by the proposed 4 metre long x 2.8 metre high extension based on the '45 degree rule'. This shadow will adversely affect the two windows and patio doors on the rear elevation which all serve my kitchen/dining room.

The kitchen/dining room is the full width of the rear elevation on the ground floor with the dining area being situated to the right of the left hand edge of the patio doors as seen in the photo above