

PLANNING REF : 260598
PROPERTY ADDRESS : 5 Wilderness Road
: Earley, Reading, Berkshire
: RG6 7RU
SUBMITTED BY : Mr Richard Munday
DATE SUBMITTED : 28/03/2026

COMMENTS:

We are the immediate neighbours of the applicant. We wish to formally express our strong opposition to the application seeking permission to construct a privacy screen on the rear balcony. Additionally, we object to the application for retrospective permission, which, we note, is unrelated to the proposed privacy screen.

The existing rear extension of the applicant's house has already had a considerable negative effect on our enjoyment of our garden. The extension projects more than ten metres beyond the original rear wall of our property and six metres past the end of our conservatory, which sits adjacent to the garden boundary. When combined with the considerable height of the extension, the proposed addition of a further 1.8 metres is excessively intrusive and would further diminish our outdoor amenity and privacy. The ground floor extension was constructed with little regard for aesthetics, giving it the appearance of an industrial unit.

Furthermore, the total area taken up by the two skylights on the balcony is so substantial that the balcony itself cannot serve any meaningful purpose. Given this, we cannot understand the necessity of erecting a privacy screen in this location.

We are also concerned by the lack of clarity in the application regarding the materials intended for use in the construction of the privacy screen. Additionally, the submitted plans do not include any calculations or assessments related to natural light levels on our side of the balcony. The potential reduction in natural light to our home and garden is a major concern for us.

We assert our legal entitlement to a specific proportion of natural light, and it is our position that the installation of a privacy screen may introduce unwanted shadow into our garden and conservatory, which has been established since 2004. Furthermore, no other property on this road features a balcony, let alone screening, making such an addition inconsistent with the prevailing character of the area. A daylight, sunlight and overshadowing report should be undertaken in accordance with the Building Research Establishment document "Site Layout Planning for Daylight and Sunlight: A guide to good practice".

Our neighbours' application for retrospective permission is just the latest in a series of construction regulation violations since starting their extension eighteen months ago. We have shared all our concerns with the council's planning department. Their ongoing behaviour has disrupted us, our street, and the local community. A good example of this is their installation of large, unattractive hoardings in their front garden in August 2024, which remain in place even though building work has been completed. Granting

retrospective permission would, in our opinion, encourage continued disregard for regulations.