

PLANNING REF : 260569
PROPERTY ADDRESS : 18 Cannock Way
: Reading
: RG6 4EF
SUBMITTED BY : Mr Steven Wu
DATE SUBMITTED : 28/03/2026

COMMENTS:

I am writing to formally object to the proposed development at 9 Tamworth Close Wokingham RG6 4EQ , which includes a single-storey front/side extension, a two-storey rear extension, and a garage conversion.

The cumulative impact of these proposals represents an overdevelopment of the site that is out of character with the established grain of the local area. Our objections are based on the following planning grounds:

1. Loss of Residential Amenity (Light and Overshadowing) The proposed two-storey rear extension is of a scale and depth that will significantly overshadow our conservatory and garden. This height breaches the 45-degree rule (as defined in the Wokingham Borough Design Guide), which protects the daylight and sunlight of neighboring habitable rooms. The "tunnel effect" created by a two-storey wall so close to our boundary is unacceptable.
2. Overdevelopment and Site Coverage The proposal seeks to extend the footprint at the front, side, and rear simultaneously. When added to the original "1948 footprint," we believe this exceeds (or severely pushes) the 50% maximum site coverage guideline. This leaves the
- property with insufficient "amenity space" (garden) and creates a building mass that is disproportionate to the plot size.
3. Character of the Street Scene and "Massing" The local character of this road is defined by modest footprints and clear separation between buildings.

Precedent: There are no two-storey rear extensions in the immediate vicinity; single-storey additions are the established limit.

Symmetry: The combined front and side extensions create a "bulky" appearance that dominates the street scene and disrupts the visual flow of the road.

4. Parking and Highways Safety The proposal includes a garage conversion. Wokingham's parking standards require a specific number of off-street spaces based on the number of bedrooms. By increasing the habitable space (and likely the bedroom count) while simultaneously removing the garage, the applicant is increasing the pressure on street parking. We request the Council verify if the remaining driveway meets the minimum dimensions for the required number of vehicles.

Conclusion The scale of this "wraparound" development is excessive. We urge the Planning Department to protect the character of Cannock Way and the amenity of neighboring residents by refusing this application in its current form.