

PLANNING REF : 261803
PROPERTY ADDRESS : 21 Farriers Close
:
: RG5 3DD
SUBMITTED BY : Mr Yong Huat Wong
DATE SUBMITTED : 18/08/2026

COMMENTS:

The proposed extension would be detrimental to the residential amenity of the neighbouring properties. The revised proposal introduces a substantial 5m rear projection, increasing the built footprint and mass of the dwelling close to the neighbouring properties. In my view, the scale, depth and proximity of the proposed extension would result in:

- Unacceptable loss of daylight and sunlight through increased overshadowing, particularly given that No.20 is situated at a raised level relative to the garden. The difference in levels would increase the effective height and visual mass of the proposed extension, making the impact of overshadowing and loss of available natural light more significant;
- An overbearing and visually dominant form of development, creating an increased sense of enclosure;
- Harmful loss of outlook as a consequence of the increased built form immediately adjacent to the neighbouring properties; and
- Potential overlooking, the loss of privacy and residential amenity of the neighbouring habitable rooms including bedrooms closest to the boundaries of No.20. Rooms of neighbouring properties are set back from the proposed 5m rear extension, and its existing degree of privacy should be protected from any increased overlooking, visual intrusion or sense of enclosure arising from the development.

The proposal should strongly consider planning policies of protecting neighbouring occupiers from potential loss of light, overbearing impact, overlooking and loss of privacy, together with the scale, design and appearance/ conservation of the development and its relationship to surrounding properties on the road.