

PLANNING REF : 243146
PROPERTY ADDRESS : 17 Kensington Close
: Lower Earley, Reading
: RG64EY
SUBMITTED BY : Mr Ben Cory
DATE SUBMITTED : 09/01/2025

COMMENTS:

We believe the current proposal, in particular the proposed length of the rear extension adjacent to our property and 1m from our boundary, if approved based on its current measurements, will unduly affect multiple aspects of our current living standards of 22 years in the property.

1 - Loss of light into nearest habitable room - using the guidelines set by Wokingham Council, when measuring the angle of intrusion on a horizontal plane from the midpoint of the nearest window/patio doors into habitable room (family dining room), the current proposal measures at approximately 60 degree angle and will result in clear loss of light.

2 - overshadowing into nearest habitable room and private patio areas - The 60 degree angle as a result of a 4.5m length rear extension along with a roof height of 3.45m (at its highest) and the proposed rear extension being in the direction of the sun rising (south east) will cause additional overshadowing and loss of light to private garden patio and habitable rooms.

3 - Overbearing in length creating feeling of enclosure. - existing length proposal of 4.5m is approximately 2/3rds of total garden length leaving just 1/3rd unobscured from eyesight.

For clarification, we have no concerns with the side extension nor would we have concerns, if the proposal were for a smaller, less intrusive, less prominent, rear extension but based on current proposal rear extension length/depth dimensions we would like consideration to be given to the points raised in reference to the amenity impact this will have on our current ways of living.