

PLANNING REF : 251632  
PROPERTY ADDRESS : 10 St Sebastian's Court  
: Wokingham, Berkshire  
: RG40 3HA  
SUBMITTED BY : Mr Malcolm Orgill  
DATE SUBMITTED : 05/08/2025

COMMENTS:

I am writing to formally object to the proposed planning in principle application of this site for the following reasons:

1) The proposed dwelling would result in significant overlooking of St Sebastian's Court as the plan shows that the single story dwelling wall would only be 12 metres from the back wall of St Sebastian's Court. This close proximity is uncharacteristic of the surrounding area and represents a significant departure from the established spacing between properties. The location of the dwelling would result in an unacceptable sense of enclosure and a loss of privacy for St Sebastian's Court. It will have a negative visual impact.

2) The proposed dwelling, just 12m from the back wall of St Sebastian's Court will result in a significant loss of natural light to St Sebastian's Court. The scale and sighting of the building so close to our boundary will cause over shadowing during key parts of the day, reducing access to sunlight and daylight. This loss of light will materially effect the enjoyment and usability of both internal and external living spaces and is inconsistent with Wokingham Borough Council's planning policies, including policy P10, which seek to

protect the residential amenity of neighbouring properties. The resulting shadowing and visual enclosure would be overbearing and detrimental to living conditions.

3) I am also concerned about the increased noise levels that would result from the proposed dwelling being located just 12m from the back wall of St Sebastian's Court.

St Sebastian's Court is currently quiet and private, and the development would introduce noise where non existed before.

4) I also wish to highlight that a previous application for development on this site was refused by the Secretary of State following a planning appeal. This decision confirms that the development is fundamentally unacceptable in principle or in its impact, and it is deeply concerning that a revised application has now been submitted.

For the reasons outlined above, I respectfully request that the council refuses this application.