

PLANNING REF : 251621
PROPERTY ADDRESS : 4 Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Miss Emily Yorke-Goldney
DATE SUBMITTED : 09/12/2025

COMMENTS:

Please note my previous objection still stands, together with our Right of Light counsel observing the following upon assessment of the re-submitted drawings:

'Whilst there are new revised documents, following my review of these I do not see any amendments undertaken which would reduce the height of the development closest to your property. We highlighted to Wokingham (27 August), that the applicant's daylight and sunlight assessment undertaken by Eight Versa indicated breaches of the BRE guide. There are no revised results produced, nor does it appear that any amendment to the part of the development opposite your side windows has been revised.'
Shirley Ellis, Right of Light Consulting.

Despite the release of revised documents, our Right of Light consultant has confirmed that no amendments have been made to reduce the height or massing of the section of the development closest to our property. We previously highlighted to Wokingham Borough Council (27 August) that the applicant's own daylight and sunlight assessment, undertaken by Eight Versa, showed clear breaches of the BRE guidelines affecting our side windows.

No updated results have been provided, and no revisions appear to have been made to the elevations opposite our property, meaning the issues identified remain entirely unaddressed. Proceeding on this basis would knowingly allow a development that fails to meet established BRE standards and causes demonstrable harm to our amenity.

We therefore request that the application is not progressed until the applicant provides revised designs and compliant daylight/sunlight analysis that adequately mitigates these impacts.

Furthermore, we were under strict instruction by WBC to ensure our windows facing our direct neighbours upon the build of our extension were obscured glass with no possibility of overlooking their garden. The revised plans submitted by WBC for the massing on Wellington Road shows zero regard for the same rule. Should the plans be approved on the basis of large glass windows overlooking and invading the privacy of residents on Park Road this would be a horrifically hypocritical stance and abuse of power by a Council who should lead by example and follow their own guidelines and restrictions placed on the general public.