

PLANNING REF : 252463
PROPERTY ADDRESS : 2 Pimento Drive
: Earley, Reading, Berkshire
: RG65GZ
SUBMITTED BY : Mr Thomas Chant
DATE SUBMITTED : 05/11/2025

COMMENTS:

I wish to object to the above planning application at 4 Pimento Drive, specifically the element proposing a rear-facing dormer window as part of the loft conversion. I live at 2 Pimento Drive, which adjoins the property.

My objection relates to the unacceptable loss of privacy, overlooking, and visual harm that the proposed rear dormer would cause to my property and garden.

Because our two properties sit at an angle rather than parallel, the dormer would have a direct line of sight into the entirety of my private rear garden. My garden currently enjoys complete privacy, with no existing overlooking from neighbouring upper-floor windows. The proposed dormer, being a full storey higher than the current first-floor windows, would introduce an intrusive and elevated view into the entirety of my garden, in particular our socialising space, resulting in a significant and permanent loss of privacy - that cannot be overcome with planting due to the height, angle and proximity.

In addition, the proposed dormer appears large and box-like, extending across much of the rear roof plane. This would make it a visually dominant and incongruous feature when viewed from my garden, harming both the appearance and character of the rear elevation.

The proposal therefore conflicts with:

Policy CP3 of the Wokingham Core Strategy, which requires development to be "appropriate in terms of its scale and relationship with adjoining properties" and to avoid "unacceptable overlooking or loss of privacy"; and
The Wokingham Borough Design Guide SPD (2022), particularly Section 4 (Residential Extensions and Alterations), which states that dormers should be "modest in scale," "respect the existing roof form," and avoid "overlooking or visual dominance of neighbouring properties."

I have no objection to the other aspects of the proposal (such as the porch or single-storey rear extension), but I strongly object to the rear dormer in its current form. I would ask that the council either refuse this element or require a redesign that reduces the visual impact and that uses rooflights set above 1.7m internal height to maintain privacy.

I've spoken with the owner to express my concerns and he has agreed to reconsider the design, however I've raised this objection in order to ensure that my objection is recorded within the necessary dates.

Thank you for considering my comments.