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DATE - 29/01/26

RECEIVED

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Av

49 REEVES WAY WOKINGHAM RG41 2PS

Application Number: 260063

PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF THE EXISTING CONSERVATORY, PLUS CHANGES TO FENESTRATION

I REFER TO THE COUNCIL'S RELEVANT TERMS OF REFERENCE/PLANNING GUIDELINES RELATING TO REAR EXTENSIONS AS FOLLOWS:

- Wokingham Borough Council's Borough Design Guide (for any new build or extension) states "The primary consideration is impact upon neighbours".
- The Borough's Design Guide states "Rear extensions should not project more than four metres from the main wall where they are close to a side boundary".
- The Council's Residential Design Checklist states "Paragraph 2 – Do they relate well to their context, including both the existing site and neighbouring properties" and "Paragraph 24 – For proposed alterations or extensions to existing dwellings, is the proposal well designed in relation to the original building, to the neighbouring properties and to the character of the local area".
- "If any part of the extension is within 2 metres of the boundary the eaves height must not exceed 3 metres."
- Planning Material Considerations – overlooking, loss of light and overbearing impact.

As a direct neighbour to the site of this planning application I wish to submit my views as follows:

1. APPEARANCE FROM OUR IMMEDIATELY ADJACENT PROPERTY AT 47 REEVES WAY –

I appreciate that the owners of 49 Reeves Way have a need to extend their ground floor area, however, I feel that because it is such a large extension (in its current form) it will be overbearing in appearance from our adjacent property as I would be looking out on a large plain brick wall from our conservatory (Dining Room/Office) that is used daily. This is because the design is one with a single pitch roof to the rear of 49 Reeves Way with two plain brick walls at either side that would slope up to a height just below the existing first floor windows.

I would prefer the extension to have a hipped roof where there are 3 pitches of roofline as shown on the diagram attached to the hardcopy of this document (which will be delivered by hand to the Council's offices, prior to the deadline for comments). If the roof is sloped in from both sides, as well as the rear facing slope (i.e. 3 sides to the roof pitch), the length and height of the extension is reduced and the boundary distance reduced, it would help to mitigate some of my concerns.

This would result in the side brick wall being lower in height and then a small side pitched roof sloping away from our property. This would be much less bulky in appearance. This hipped style roof would also match the shape of the existing rear extension at 16 Crail Close (the property immediately to the rear of 49 Reeves Way) and also the roofline of our own conservatory/extension, making it more aesthetic to the eye and in keeping with the neighbouring properties. Also a much shallower pitch of roof would reduce the side view effect from our property.

I would also like to point out that the distance from the proposed extension at 49 Reeves Way as it stands and the boundary line between our properties is about 1000mm only, I therefore believe the 2-Metre Rule applies and the eaves height of extensions must not exceed 3 metres. In our opinion consideration to reduce the depth (from 4365mm to 4000mm) and width (from 11785mm to 9785mm) is also required, as the proposed large extension will considerably block light into our

conservatory. I have calculated this as taking 82% of our side light and obstructing our view by 3470mm. I have therefore proposed a 2000mm reduction in width (set away from the boundary between 49 and 47 Reeves Way), so the extension is also not over bearing on our conservatory. This new proposal and measurements are shown on the attached diagram. I have also provided a picture taken during the day showing the light from the side of conservatory, where the proposed extension is requested to be built that would be blocked, this will also be attached with the diagram and hard copy of this document (which will be delivered by hand to the Council's offices, prior to the deadline for comments).

2. PROPOSED NEW SIDE WINDOW OVERLOOKING ONTO OUR PROPERTY

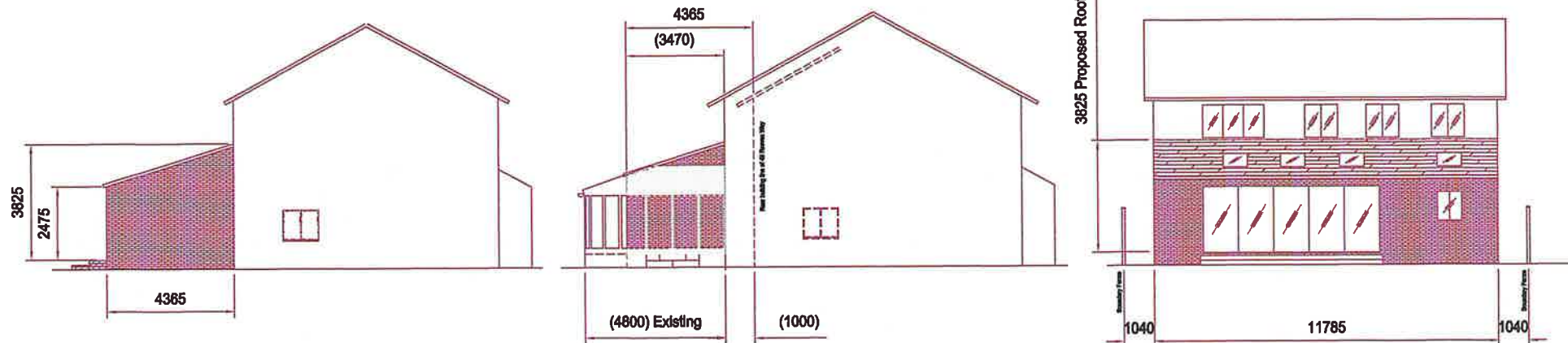
The new proposed window in the side wall of 49 Reeves Way, directly overlooking our property (conservatory area) at 47 Reeves Way is a large – it is a standard height window – and I therefore strongly object to the size and positioning of this window. I would prefer this window to be either removed altogether or replaced with an obscured glass fanlight window to prevent overlooking.

I do not feel it is unreasonable to request the above changes. Due to the issues/ comments highlighted above, I have no alternative but to OBJECT to the current proposed plans as they stand.

ATTACHED DIAGRAM AND PHOTOGRAPH TO THE HARD COPY OF THIS OBJECTION:

The diagram shows along the top the current Planning Application proposal. Along the bottom of the diagram we show our suggested amendments to these plans in the form of a hipped roofline, a setback of the side wall of the extension away from our property and a fanlight for the side window.

Current planning application showing relative size and mass of proposed extension causing visual impact, eye-sore and loss of aerial light to 47 Reeves Way

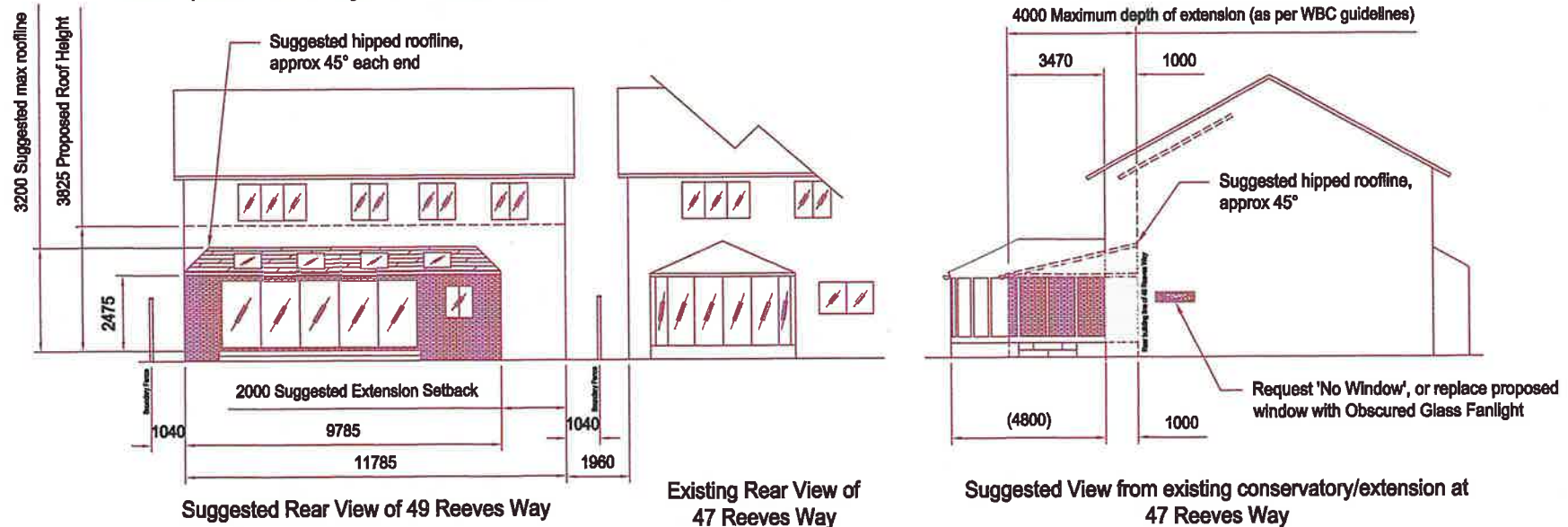


Current application proposed side view of 49 Reeves Way as viewed from 47 Reeves Way

Effective view from existing conservatory/extension at 47 Reeves Way showing impact on loss of light

Current application proposed rear view of 49 Reeves Way

Suggestions of changes to planning application on the grounds of: planning rules, lessening of size, visual impact and loss of light to 47 Reeves Way



Suggested Rear View of 49 Reeves Way

Existing Rear View of 47 Reeves Way

Suggested View from existing conservatory/extension at 47 Reeves Way

Objections to planning application 260063 at 49 Reeves Way

