

PLANNING REF : 253071
PROPERTY ADDRESS : 23 Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Dr Paul Williams
DATE SUBMITTED : 22/01/2026

COMMENTS:

I will take legal action against Wokingham Borough Council if this proposal is approved.

Our property (no 23) is perhaps the most encroached upon by the proposed development.

The 25 degree rule is clearly violated at both our dining room and living room windows, resulting in an unacceptable loss of sunlight and daylight. The actual angle to the ridge of the proposed flank wall of plot 26 would be around 39 degrees (based on horizontal and vertical distances of 10 and 8 metres), clearly exceeding the 25 degree standard by a significant margin.

See Wokingham Borough Council's "Technical note to provide further guidance on how the 25-degree and 45-degree tests are applied" at <https://www.wokingham.gov.uk/sites/wokingham/files/2024-07/Technical%20note%20on%20how%20the%2025%20degree%20and%2045%20degree%20tests%20are.pdf>

In summary, the proposed plot 26 clearly violates Wokingham Borough Council's own guidance on the application of the 25-degree rule, and therefore the proposed development must be rejected.