

PLANNING REF : 252962
PROPERTY ADDRESS : 17
: Godstow Close, 17 Godstow Close, Woodley- Reading
: RG5 4LE
SUBMITTED BY : Mrs Maria Mercedes Sanchez Rodriguez
DATE SUBMITTED : 12/02/2026

COMMENTS:

We have received the communication on changes of this planning application removing the front dormer but leaving the rear dormer therefore objections made and submitted in December still remain. Our property will be still affected by the loft conversion with the dormer at the rear.

We are happy for the Wokingham planning department to visit and have a look from our side.

Please see below Objections:

1-Overlooking - Loss of privacy:

The windows of the back dormer will overlook the ground floor on the rear part of our house. It will directly overlook our patio, and inside the house, our conservatory and kitchen dinning. We will lose our privacy affecting our fundamental rights of respect to privacy and family life. The windows at the dormer will be very high and from there will be full visibility to our property.

In addition to loss of privacy in our rear ground floor, and due to the angle and location of our house in the cul-de-sac, the windows at the dormer will be high and just opposite the window we have in the landing on the 1st floor of our house, giving full visibility of our bedrooms and to the exit of the bathroom.

The distance between the two properties (84, Ravensbourne drive and ours) on the rear is only 15 meters, checked in Google. Wokingham Borough Council Design guide for new dwellings, states that the separation distances to maintain privacy and limit sense of enclosure is for 2 storeys 22meter. However, a loft conversion would be a 3rd storey and the guideline for over 2 storeys is 26 meters (back to back elevation -house to house).

2- Light and overshadowing.

The dormer is directly to the south. The bulk of the dormer could have an effect on the light, sunshine, we get and also will be overshadowing our patio and conservatory, especially during the winter months when sun is very low. This would also affect our heating bills as the house would be in the shade for longer.

The dormer will be very high and if trees were to be planted to block the view, they will completely block the light and sunshine on our small patio and conservatory. Also the distance between the rear reception room of our property is only 1 meter distance to the fence of 84 Ravensbourne drive. Trees roots will go inside our foundation. 3- Visual impact/ sense of enclosure.

In addition of not having houses around with dormers, which this one it will be out of character, there is the sense of enclosure of having such a high building just in front of our small patio and small garden and conservatory.

Please note that Wokingham Borough Council has already highlighted in the past the location and proximity of these two properties (84 Ravensbourne Drive and ours) when refused permission for a proposed 2 storey side extension to dwelling for being unneighbourly form of development resulting in loss of residential amenity to the occupiers of adjoining properties (reference: Application Number: F/2005/4532- this proposal was submitted by the previous owners of our property).

This, here proposed, loft conversion with rear dormer will be a 3 storey and the proximities of the two properties is still the same than in 2005.

Thank you