

Re: Planning application Ref:252802

Submitted by: Stephanie Benson

Address: King Street Lane, Winnersh

Date: 01.12.2025

Comments:

I am writing concerning the planning application 252802 by the householders of 20 King Street Lane.

I moved into my property 11 years ago from a bungalow into a bungalow for the privacy so that my garden is not overlooked. I am seriously concerned about the planned extension which although is listed as a single storey extension is actually a 2 storey building due to the '2no dormers.'

The current owners purchased the 3 bedroom bungalow in 2023 and have added a dormer already incorporating 2 additional bedrooms. The garage (separate to the house) was also repurposed into living accommodation around the same time. The building took months of constant noise, radios blaring all day, parking in the road, deliveries and lack of privacy with builders on scaffolding looking into my lounge.

I did not receive notification of the previous development and no planning application was displayed at the property therefore I was unable to comment at the time and I do not know what plans/permission - if any - was granted. The roof of the bungalow was completely removed and the height raised for the extension which as my lounge windows (where I spend the majority of my time) are on that side of the house has blocked much of my light and sunshine all day. My house is now considerably darker and colder. If the 2nd dormer was built then I would lose all my light and sun not only to the whole of the lounge but also my patio as the plans show the planned extension extends into the garden.

I feel if the extension were to be allowed it would be a serious over development of the site and an inappropriate form of development out of character with area it will become a 2 storey house in a road of bungalows -turning a 3 bedroom bungalow into a 5 bedroom house plus garage annexe.

When purchased in 2023, the bungalow had a very large mature garden full of trees, plants, flowers and was a haven for nature. Every single living thing has been dug up and replaced with artificial grass where there is already an imbalance between loss of soakage area v's increased surface water (causing the patio to flood currently) it will be exacerbated if more garden is replaced with roof area.

The plans lack any detail no measurements at all, I feel sure there must be guidelines to follow on scale, height, overlooking, ventilation, quality of internal spaces, distance to boundary, garden space, etc. Will the roof height be in line with the previous raised one?

When they built the front dormer last year I had to tell the builders that the windows should contain frosted glass and they all had to be replaced. The current dormer bedroom windows should not be openable but they are often opened, overlooking my lounge and garden thereby prohibiting my privacy. Therefore I have reason to believe that the windows in the proposed extension will not be installed as per the drawings; both bedroom windows are stated on the elevation to be obscure glass non-opening to 1.7m above floor level. The overall height of these windows is likely to be 2.1m above floor level so there is no way the bottom of the window is greater than 1.7m, yet the windows are quite clearly drawn as having openable sections. If these windows are not openable there would be no natural ventilation to the bedroom as currently.

In summary, please don't grant planning permission for a 2nd dormer to be added thus changing a 3 bed / 2 bed dormer bungalow into a 2 storey 5 bed house. Which would not only de-value our properties but alter the aesthetics of the area.

From a personal view, I have had 11 happy years here and I would hate to lose my privacy - the reason I bought a bungalow with a non overlooked private garden. I would lose all daylight into my lounge with windows looking directly into my private space. Finally it would be awful to have to go through all the disruption again for all the reasons above for them to end up with exactly the same number of bedrooms as they currently have (plus they have the extra garage living space). I would not be averse to a single storey extension which I am sure they could reconfigure to create a bedroom but a 2 storey 2nd dormer would be horrendous.