

113 Headley Road
Woodley
RG5 4JD

Planning Services
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

23rd March 2026

Dear Planning Officer,

Re: Planning Reference 260537: 115 Headley Road, Woodley, RG5 4JD

I write as the owner of 113 Headley Road, the immediately adjoining property, to formally object to the above application. I request that this objection is placed on the planning file and given full consideration prior to determination.

The proposed development, which involves raising the roof to create an entirely new first floor where none currently exists, adding a substantial rear extension, and introducing new side facing dormers, gives me serious cause for concern regarding its impact on the amenity and enjoyment of my property. I set out my grounds below.

1. Overlooking and Loss of Privacy

The application proposes large dormers on the elevation of number 115 directly facing my property. The existing bungalow has no upper floor windows whatsoever on any elevation. The proposed development would introduce first floor windows giving direct, unobstructed views into my kitchen and dining room at ground floor level. This is not minor or subtle overlooking; it is direct, face-on overlooking of the primary everyday living spaces of my home from newly created windows that have no current equivalent.

The impact extends further, as my bathroom window is on the same flank elevation. The proposed first floor and dormers would overlook directly into that window, and it would in practical terms no longer be capable of being opened without occupants of number 115 having a direct line of sight into it. Additionally, my property has rooflights serving an upstairs bedroom: the raised roof at number 115 would create a first floor elevation looking directly down into those rooflights, introducing a new form of overlooking, from above, that does not currently exist. The proposed rear extension also protrudes to such an extent that its rear rooflight would look directly into my lounge, giving occupants of number 115 a clear view into that room. The cumulative impact on privacy across my kitchen, dining room, lounge, bathroom, bedroom, patio and garden is severe.

There are widely applied benchmarks in residential privacy assessments for minimum separation distances between directly facing habitable room windows, and the separation here falls far short of those standards by any measure. Policy CP3(a) of the Core Strategy requires development to cause no detriment to the amenities of adjoining occupiers; this proposal gives serious cause for concern on that test.

The flank windows on my property serve habitable rooms, in ordinary daily use, not utility spaces. Planning guidance on side-facing windows concerns the protection of existing windows from

adjacent development; it is not a licence for the proposed development to introduce new overlooking windows directed at those rooms. The proposed dormers are new windows being created at first-floor level where none currently exist. Their character and position, not the orientation of my windows, is the relevant question.

The Council's own decision-making provides direct support. The Council refused permission at 64 Headley Road (Ref 182803), a property less than 40 metres from the proposed site, on the specific ground that a dormer window would cause an overlooking impact onto the neighbouring property's bedroom window, contrary to Policy CP3. The proposed dormers at number 115 would overlook not merely a bedroom but the primary living spaces of the immediately adjoining property, at considerably closer range.

2. Loss of Light and Overbearing Impact

The proposed development would raise the entire roof and create a new full storey immediately adjacent to the flanking windows of my property. No daylight or sunlight assessment has been submitted, even though the Council's own 45-degree test as set out in the Borough Design Guide and its supporting Technical Note (updated July 2024) is directly relevant to this application.

The 45-degree test applies specifically to windows in neighbouring properties that flank a proposed development of two or more storeys. My dining table window is severely impacted by the proposed development. Given the proximity of the two properties and the significant height increase proposed on the boundary closest to my habitable rooms, I consider it likely that the test would fail.

Beyond measurable daylight loss, the overbearing impact of a full two storey structure replacing what is currently a single-storey bungalow on the shared boundary is an independent material consideration. Viewed from within my home and garden, the proposed development would create an immediate and oppressive sense of enclosure where currently there is an open aspect. This is consistent with the harm recognised in *R (Sager House) v Secretary of State* [2006], where the court confirmed that impairing the sense of enclosure of neighbouring residential properties is a proper planning consideration.

From my understanding, compliance with Requirement R18 of the Borough Design Guide cannot be demonstrated, contrary to Policy CP3(a), Policy CP1, and paragraph 135 of the NPPF.

3. Design, Character and Previous Planning Decisions

This street was characterised by the Planning Inspectorate (Appeal Ref APP/X0360/D/12/2169229) as "a group of similarly sized chalet style dwellings" of "modest size and scale." Number 115 is part of that group. The proposed transformation from single-storey bungalow to a dominant two storey dwelling would cause precisely the kind of harm the Inspector identified in that appeal, and to a significantly greater degree than the far more modest proposal he was asked to consider.

The Inspector also expressly addressed number 111 Headley Road, a former bungalow now with a raised roof, concluding that its enlarged form was "hardly sympathetic" and "rather dominant", and that it "does not provide a suitable model or justification for further development of an inappropriate design." That principle surely applies in this instance too.

The Council's own refusal at 64 Headley Road (Ref 182803) found that dormer windows of this type would be an "alien form" failing to integrate with the dwelling and street scene, contrary to Policy CP3 and the Borough Design Guide. The present proposal is more extensive than that refused scheme in every respect.

It is also relevant that the Council refused my own planning application at 113 Headley Road (Ref F/2011/2052) for a proposal that was, in design terms, considerably more sympathetic to the character of the street than what is now proposed at number 115. The Council's reason for refusal

stated that the proposal, "by reason of its bulk and alien design and roof form would appear as incongruous feature unrelated to its surroundings and would fail to integrate with the appearance of the host dwelling and the surrounding streetscene." If a proposal that sought to remain broadly in keeping with the existing bungalow form was refused on those grounds, it is difficult to see how the far more extensive transformation now proposed at 115, converting the property from a single-storey bungalow into a full two-storey dwelling, could be considered to meet the same policy test.

4. Further Concerns

Juliet Balcony and Flat Roof

The proposed rear elevation includes a Juliet balcony opening onto an adjacent flat roof area. A Juliet balcony by definition provides no external platform; its presence adjacent to an accessible flat roof suggests the flat roof is intended as a de facto elevated balcony. If used as such, it would provide occupants of number 115 with a raised outdoor platform giving views above my boundary fencing further directly into my rear lounge and potentially my upstairs bedroom. I would ask the Council to seek clarification from the applicant as to the intended use of the flat roof, and to consider whether a condition restricting access should be imposed.

Height Discrepancy

On the existing elevations, the ground floor window heads align directly with the soffit with no exposed brickwork between. On the proposed elevations, additional brick courses are visible between the window heads and the soffit level. This indicates that the building height is increasing not only at roof level but also at wall level, raising the eaves and floor-to-ceiling height of the first floor beyond any roof-only adjustment. I understand that over one metre is being added to the overall height of the building, given the proximity to my home I consider this to be sizeable and overbearing.

Construction Access

The site is constrained with no meaningful side access, and the existing dwelling already extends to the practical limits of the plot. Due to this constrained access, I have previously found that tradespeople for number 115 have trespassed onto my property, removing my fence panels, to go into the garden at 115. A development of this scale, requiring scaffolding, heavy plant and substantial materials, cannot realistically be delivered without adequate access to all elevations. There is no right of access over my land and none will be made available. The Council should satisfy itself that the scheme is deliverable within the confines of the applicant's own land.

CIL Form / Increase in floorspace

It is confusing that the CIL Form answers 'No' to Question 4(a) regarding net new build floor space of 100 square metres GIA or above, yet having looked at the submitted 1:100 plans as best I can, the new first floor appears to create around 129.9 square metres of new habitable floor space where none previously existed due to low roof pitch, and the rear extension a further 69.4 square metres, giving a total of approximately 199.3 square metres of new space. Even after deducting the existing conservatory area of 19.2 sq m, the net new floor space doesn't seem to be less than 100 sq m.

Yours sincerely,

Mr V. Pachu

Below are computer aided visualisations based on my interpretation of the proposed designs



Photo of 113/115 Headley Road, taken March 2026

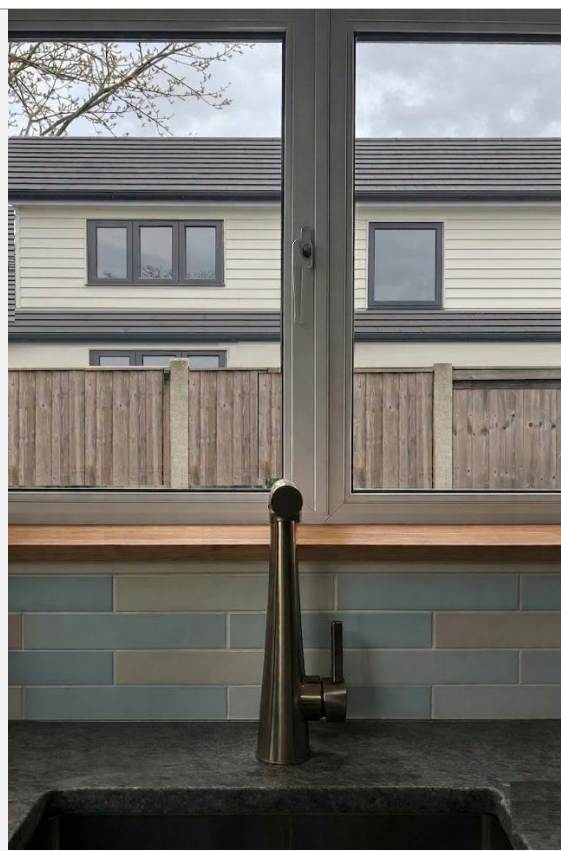


Computer Aided Design of Proposed Street Scene

- Overbearing
- Incongruous to street scene (CP3)
- Alien roof design (National Planning)



Current Kitchen light and privacy



Computer Aided Design of loss of privacy and light

- Loss of Privacy, Overlooking
- Loss of Light, Overbearing



Current View from Dining Table



Computer design of Proposed View from Dining Table

- Loss of Privacy, Overlooking
- Loss of Light, Overbearing



Another proposed view from Dining Table

- Loss of Privacy, Overlooking
- Loss of Light, Overbearing



Open Downstairs Bathroom Window

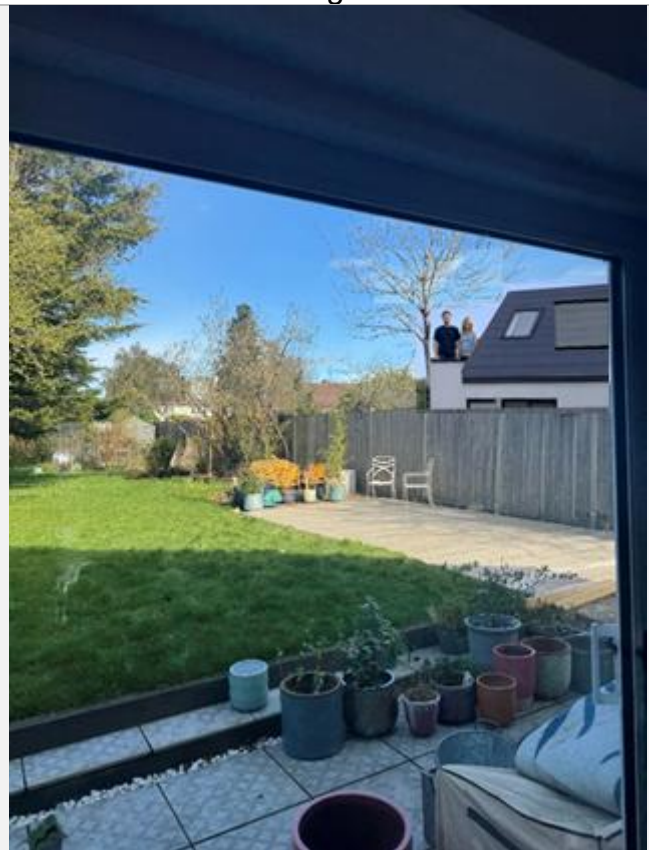


Computer design of open window with proposed design

- Loss of Privacy, Overlooking
- Overbearing



Current View from Lounge

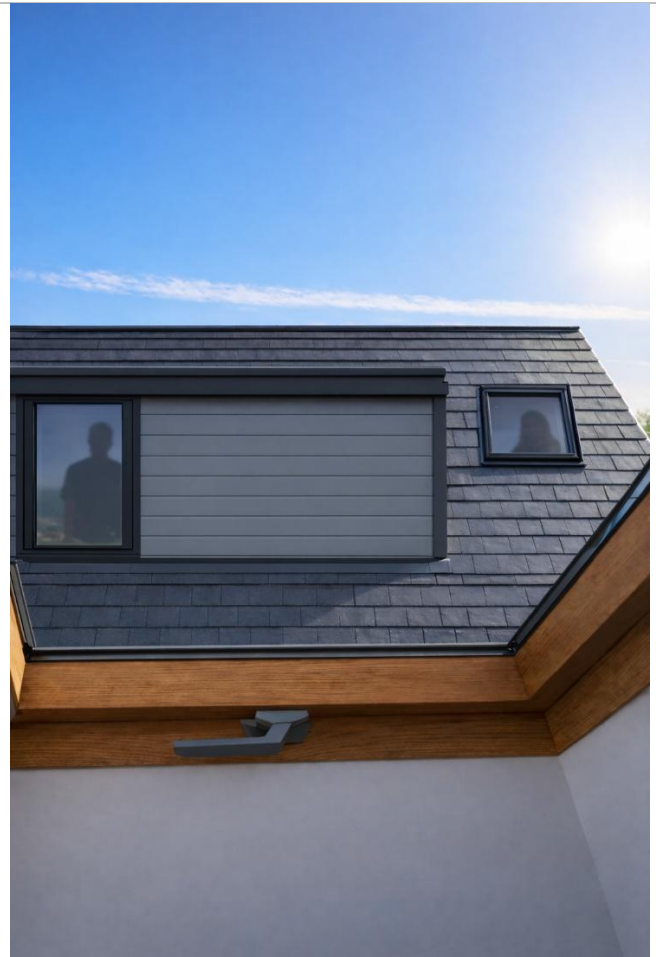


Computer design of Proposed design from Lounge

- Loss of Privacy, Overlooking
- Loss of Light, Overbearing



Current view from Bedroom skylight



Computer Design of Proposed from bedroom

- Loss of Privacy, Overlooking
- Overbearing



Current view from Bedrrom skylight #2



Computer Design of Proposed

- Loss of Privacy, Overlooking
- Loss of Light, Overbearing