

PLANNING REF : 262005
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 29/09/2026

COMMENTS:

Winnersh Parish Councils' Planning and Transport Committee objects on the following grounds:

- Overlooking and loss of privacy: The proposed rear dormer and Juliet balcony would create elevated views towards neighbouring properties and gardens, potentially resulting in increased overlooking and loss of privacy.
- Out-of-character bulking and massing: The combined front and rear dormers, rooflights, rear extension and roof lantern would significantly alter the proportions and appearance of the existing dwelling and result in excessive additional bulk.
- Impact on the established roofscape: As the property forms part of a newly developed estate with a cohesive design and roofscape agreed with Wokingham Borough Council, the proposed alterations would be detrimental to the overall harmony and consistency of the development.
- Cumulative impact: The proposal should be considered as a whole, rather than each alteration individually, as the combined works would substantially change the character and visual appearance of the property.