

PLANNING REF : 252476
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
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SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 10/11/2025

COMMENTS:

I object to this application on the following grounds:

It is a semi-detached property and the proposed roof line with the extension is out of keeping and unbalances the properties. It would be possible to follow a similar roof line with the extension or to have built it in accordance with the approved application 241588. By doing what they have done they have significantly increased the bulk of the property and totally changed the appearance.

The approved plan showed a space (gap) between 28 Milton Road and 26 Milton Road of 1 meter, this has been reduced to just 80cm by building something that is fundamentally different to the approved plan. This does not comply with the planning guidance.

The approved plan (241588) showed red tiles on the ground floor and a red tiled roof to retain the character and cohesiveness of the overall building, This has not been followed and the grey roof and rendering over the tile is totally out of keeping with the area.

The rear extension has been built taller than the approved plan in 241588 which has changed the visual appearance and increased the overall mass.

They have changed the windows in the roof space to rear dormers which has lost character and greatly increased overlooking and loss of privacy for neighbouring properties,

The developer should be told to revert to his approved plan which was agreed because it addressed all of these concerns.

If the officer is minded to approve this application I request that it is referred to the Planning Committee.