

PLANNING REF : 261182
PROPERTY ADDRESS : 8 Sonning Meadows
: Sonning-On-Thames, Berkshire
: RG46XB
SUBMITTED BY : Mr Barry Nicolaou
DATE SUBMITTED : 26/08/2026

COMMENTS:

Planning Application: 261182 / 12 South Drive, Sonning, RG4 6GB

OBJECTION - WALK-ON TERRACE inc. PRIVACY SCREEN

I am the owner of 8 Sonning Meadows, Sonning RG4 6XB. The 12 South Drive property is located directly behind my property & garden.

Further to my original comments that I made dated the 18th June 2026, I have now been made aware of changes to the proposed applicant's first floor plans, namely the inclusion of a privacy screen for the "walk-on terrace".

I continue to OBJECT to this planning application due to the continued inclusion of the "walk-on terrace" that would allow the residents of 12 South Drive, Sonning to potentially look over the current fence located at the end of both of our gardens - whether trees presently exist to block the view or not. This also presents issues not just for my property, but also for the neighbours in the immediate vicinity.

As the neighbour directly behind 12 South Drive, it is very uncomfortable to know that there is a potential viewing platform that could look into my property & garden. In the future, if the trees are removed at the end of the gardens, then it will become an issue to my family and also impact the potential value & sale of my property in the future. I also do not wish anybody to look down on my family from there. Nobody would like a neighbour being able to view them at any time.

I understand that the new plans describe a 1.7m/5ft 6 inch privacy screen surrounding the "walk-on terrace". I myself am over 6ft 2 - and so are members of my family - and I would have no trouble looking over to another property if I had the same veranda on my property. I would also like to know if any investigation has been done to check any differences in elevation between my property - and other neighbour properties - and the land at 12 South Drive.

Also,

- Presumably there would have to be gaps that would allow viewing through to my property or other neighbours property.

- The proposal also does not stop additional risers/platforms to be installed on the floor area of the "walk-on terrace" at a later date to allow views across the neighbourhood, including my property, and therefore bypass the function of the privacy screen.

- There is the potential for audio to be played from the "walk-on terrace" which would carry further across than it would be if played at a lower floor, where the garden fences absorb some of the noise.

And not just audio, but also potential noise from any entertainment uses. I would assume you would also have to organise an independent "noise impact assessment" prior to any planning application decision, in order to determine the negative effects of noise on the neighbours & immediate environment.

The rest of the development looks okay, but I am sorry, I do not understand how this "walk-on terrace" could be considered given the privacy enjoyed by myself and my neighbours and the fact that nobody in the area has either requested or been permitted to install something like this.

I am also aware - as already described by a previous neighbour's comment - that the current Wokingham Council's own Borough Design guide states that privacy is not limited to line of sight, which would include my own property. Again, I would have thought that the potential for sound issues would also be an issue to be considered.

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Yours faithfully,

Barry Nicolaou
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Sonning-On-Thames
Reading, Berks
RG4 6XB
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