

PLANNING REF : 261146
PROPERTY ADDRESS : 5 Parker Close
: Shinfield
: RG2 9RG
SUBMITTED BY : Miss Charlotte Davies
DATE SUBMITTED : 16/05/2026

COMMENTS:

I request that the Local Planning Authority refuses the application 261146 based on the following considerations:

- * Omission of Retaining Wall & Misleading Topography
- * The drawings suggest a conventional boundary but completely omit the fact that the boundary fence is on top of a substantial brick retaining wall, circa 1.4m high, that holds back the applicant's garden.
- * This omission misrepresents the true site topography and prevents the council from accurately assessing the structural and visual impact on my lower-level property.
- * Missing Boundary Measurements
- * The submitted plans fail to provide dimensions showing the distance between the proposed structure and the shared boundary fence and wall.
- * The council cannot validate policy compliance regarding separation distances without these critical structural metrics.
- * Excessive Scale & Depth
- * The proposed 6.21-metre depth is inappropriate right against a shared boundary.
- * Unfortunately the plans fail to show the full width of the extension but it is at least 8.2 metres and as such creates an extension out of scale with the original property.
- * Inconsistent Details of proposed roof
- * The application text claims a fibre glass roof on the extension, yet the text on the drawings state new roof to match existing and glass roof over the conservatory.
- * Lack of Drainage Strategy & Ground Stability Risk
- * The application lacks any surface water drainage details.
- * Building this substantial extension with an impermeable roof will accelerate unmanaged water runoff directly behind the boundary retaining wall.
- * I am concerned that the proposed development and its weight, will place additional stress on the retaining wall which would not have been a consideration when the wall was built.
- * Loss of privacy
- * The inclusion of side windows facing towards my house combined with the proposed conservatory would create a significant loss of privacy.
- * The additional windows would have an even greater impact on my first floor bedroom window.
- * Noise and light pollution
- * The proposal for a significant extension with glass and/or fibreglass roof structure is likely to increase both noise and light pollution. Which will impact upon my enjoyment of my property.

Conclusion:

The proposal represents, in my view, a severe overdevelopment of the site. The planning application contains a number of anomalies, that I have pointed out above, and my main concern is that it does not

accurately reflect the topography of the site and no attempt has been made to show the impact of the proposed development on surrounding properties. The proposed development would be overbearing; would result in an increased sense of enclosure and even greater loss of privacy and enjoyment of my property.