

PLANNING REF : 260787
PROPERTY ADDRESS : 27 Elmwood Close
:
: RG5 3AL
SUBMITTED BY : Mr Richard Trimble
DATE SUBMITTED : 21/04/2026

COMMENTS:

Planning Refs: 260788 and 260787 6 Frimley Close, Woodley, RG5 3AU

I wish to object to both planning applications relating to 6 Frimley Close. My property at 27 Elmwood Close directly backs onto the rear of 6 Frimley Close and would be significantly and adversely affected by the proposed development.

My strongest objection relates to application 260788 the proposed hip-to-gable roof extension and rear dormer for the following reasons:

1. Severe Loss of Privacy and Overlooking

The proposed hip-to-gable extension combined with a full-width rear dormer would, in effect, create a full third storey at the rear of the property. The result would be elevated viewpoints looking directly down into the rear gardens and ground-floor living spaces of
ies along Elmwood Close, including 27 Elmwood Close. The degree of overlooking this would introduce is wholly unacceptable it would feel akin to being overlooked by a block of flats rather than a neighbouring family home. This would entirely remove any sense of privacy from the rear garden and the rear-facing rooms of the property, which serve as the primary living spaces for the occupants. This level of direct overlooking is contrary to established local planning policies and design guidance, which seek to prevent undue intrusion into neighbouring properties and protect residential privacy.

2. Impact on Character and Appearance of the Area

The hip-to-gable conversion would significantly alter the existing roofline, producing a bulkier and more prominent structure that is out of keeping with the character of the surrounding properties. The rear dormer, by reason of its scale and projection, would appear overly dominant and incongruous when viewed from the rear. The property has already been extended with a two-storey side extension, and a further application (260787) has been submitted for a single-storey rear extension. The cumulative scale of these works amounts to overdevelopment of the site, contrary to good design principles set out in the National Planning Policy Framework (NPPF).

3. Precedent

I am also concerned that approving this development would set a precedent for similar roof extensions along this boundary, leading to a cumulative and irreversible loss of privacy and amenity for the pro perties on Elmwood Close.

I also wish to register my objection to application 260787 the proposed single-storey rear extension on the following grounds:

4. Noise and Loss of Amenity

The proposed rear extension with large bi-fold doors would bring the primary living space of 6 Frimley Close closer to the shared boundary and would intensify noise transmission into surrounding gardens. The design, which facilitates indoor-outdoor living through large openings, would materially worsen existing noise levels and cause unacceptable harm to the residential amenity of neighbouring properties, contrary to the NPPF requirement that developments provide a high standard of amenity for existing and future occupants.

5. Impact on Trees

I share the concerns raised by other neighbouring residents regarding the impact of the proposed foundations on the Root Protection Area of Tree T1. In the absence of a robust Arboricultural Impact Assessment and Method Statement demonstrating compliance with BS5837:2012, the proposal fails to ensure the safe retention of this tree and should be refused.

For these reasons, I respectfully request that both applications be refused, or significantly amended to address these material planning concerns.