

PLANNING REF : 261605
PROPERTY ADDRESS : 17 Linkway
: Crowthorne, Berkshire
: RG45 6ES
SUBMITTED BY : Mr Ian Hayward
DATE SUBMITTED : 30/07/2026

COMMENTS:

I wish to object to the proposed development at 19 Linkway. I appreciate that homeowners are seeking to improve and modernise their property. However, my concerns are the scale, position and two storey nature of the proposed side extension causing real harm to the amenity of neighbouring property No 1, as well as the character of this part of the Edgcumbe Park estate.

A number of the properties in Linkway are designed as linked detached homes, including No 19 with No 17. These properties are linked by single storey, open fronted, flat roofed car ports. Although the houses are linked, as described this is currently via open fronted car ports which provide visual separation of the properties from the street

view. That separation is important because it gives the street its open, spacious character and avoids the appearance of a continuous terrace.

The proposed two storey side extension would close down this visual gap by bringing the dwelling flank wall to 1 metre from the boundary as well as extending upwards by an additional storey. This would be out of keeping with the established rhythmic flow of the area and would create a visual terracing effect.

The proposed extension appears too large for the width of the plot. By adding a substantial extension of the second storey so close to the side boundary where currently only single storey exists, the proposal would alter the balance of the original link detached pairing and place too much built form into a space that currently provides openness and separation.

The proposed extension erodes the symmetry between No 17 and No 19 by replacing the current single storey, open fronted car port link between the dwellings with an obtrusive two storey extension within 1 metre of the boundary. Replacing the sense of openness with a two storey extension that closes the gap between the dwellings would make the development dominant, heavy and disproportionate when seen from the street and from neighbouring homes.

Because of its height, scale and proximity to the boundary, the proposed extension would have an overbearing impact when viewed from the adjoining property. A two storey wall so close to the boundary would create a much stronger sense of enclosure than exists at present; particularly when compared with the current single storey, flat roof car port arrangement and the single storey, glazed conservatory to the rear of the property which is currently over 3 metres from the boundary. The plans replace this glazed, single storey conservatory, which is currently set further in from the boundary

line, with a two storey, fully integrated extension expanding the rear of the property to within 1 metre of the boundary from front to back of the dwelling. Further, there are 2 windows in the side of No 17 where natural light would be affected by the construction of a two storey extension in such close proximity.

The proposal does not respond properly to the established character and context of the estate. It would reduce the visual separation between dwellings and remove symmetry between No 17 and No 19. It

would create a high impact sense of enclosure on No 17 and urbanised appearance, fail to preserve the spacing that contributes to the quality of the street scene and disrupt the original link detached rhythm of the street and the two properties, create a terracing effect, and result in a dominant and overbearing form of development. For these reasons, the proposal is contrary to the design and amenity objectives of Wokingham Borough Council's planning policies, including Core Strategy Policy CP3, Managing Development Delivery Policy CC03, and the principles set out in the Wokingham Borough Design Guide SPD, which seek to ensure that development respects local character, is proportionate to its site and protects neighbouring amenity.

Due to the objections I am raising being in relation to the two storey side extension rather than the plans as a whole, I would ask Wokingham Borough Council require a revised design be submitted for approval so that the existing open character, spacing between dwellings, symmetry of the properties and residential amenity of the neighbouring, link detached property are properly protected.