

PLANNING REF : 260895
PROPERTY ADDRESS : 28 Blackstone Way
: 28 Blackstone w Earley, Reading, Berkshire
: RG6 1FF
SUBMITTED BY : Mr Karunakar Anthireddy gari
DATE SUBMITTED : 01/05/2026

COMMENTS:

I wish to register a formal objection to the above planning application on the following planning grounds, in accordance with Wokingham Borough Council's adopted policies.

1. Loss of Daylight and Sunlight to Our Living Space (Policy CP3 - Neighbourhood Amenity)

The proposed extension will significantly reduce daylight and sunlight entering the side window of our main living space. This window currently relies on the open space in front of the existing garage for natural light. By projecting the structure forward and closer to our boundary, the development will cause an unacceptable loss of light, contrary to:

Core Strategy Policy CP3 (protection of neighbouring amenity)

BRE Daylight & Sunlight Guidelines, which Wokingham uses to assess overshadowing

This is a material planning concern.

2. Overbearing and Overdominant Impact (CP3 - Outlook & Sense of Space)

The increased massing and proximity to our boundary will create an overbearing and oppressive presence when viewed from our living space.

This materially harms our outlook and sense of openness, which is protected under Policy CP3.

3. Loss of Residential Amenity (CP3 & Borough Design Guide)

The proposal removes an area of openness that currently benefits neighbouring properties.

The Borough Design Guide requires developments to maintain:

adequate separation

adequate daylight

avoidance of oppressive built form

This proposal conflicts with those principles.

4. Previous Garage Conversion and Loss of Required Parking (Parking Standards SPD & MDD Policy CC07)

The garage on the applicant's property was converted several years ago, removing its original parking function.

The dedicated parking space in front of the garage will now be taken over as part of the proposed extension, meaning the property will have no off street parking provision at all.

As a result, the property no longer meets Wokingham's minimum off street parking standards.

The current proposal further prevents reinstatement of compliant parking provision.
This is contrary to:

Wokingham Parking Standards SPD

MDD Policy CC07 - Parking

The development would increase pressure on on street parking, which is a recognised planning harm.

5. Potential Intensification of Use (CP3 - Noise & Disturbance)
While the application does not explicitly state the intended use, the scale and nature of the extension suggest that the structure may be used for rental or independent accommodation purposes. Such use would represent an intensification beyond that of a domestic garage and may constitute a material change of use requiring separate permission.

This raises concerns regarding:

noise

disturbance

increased comings and goings

all of which fall under Policy CP3 regarding protection of neighbouring amenity.

6. Missing Property (No. 28) from Submitted Layout Plans

The submitted plans do not show House No. 28, despite it being the property most directly affected by the proposed extension. This omission prevents a proper assessment of the impact on neighbouring amenity and outlook. Accurate and complete plans are required for a valid assessment.

7. Harm to Character and Building Line (CP1, CP3, Borough Design Guide)

The garage is positioned between properties and is not attached to either house.

Extending it forward and sideways disrupts the established building line and harms the visual character of the area.

This conflicts with:

Core Strategy Policy CP1 - Sustainable Development

CP3 - Neighbourhood Amenity

MDD Policy CC03 - Neighbourhood Character

Borough Design Guide (respecting existing building lines)

8. Non Compliance with Wokingham's Design and Amenity Policies
Based on the scale, projection, and proximity to boundaries, the proposal appears to conflict with:

CP1 - Sustainable Development

CP3 - Neighbourhood Amenity

MDD Policy CC03 - Neighbourhood Character

MDD Policy CC07 - Parking

Borough Design Guide

BRE Daylight & Sunlight Guidance

Conclusion:

For the reasons above, the proposal would cause unacceptable harm to neighbouring amenity, reduce daylight to our living space, create an overbearing structure, remove required parking, risk intensification of use, omit key neighbouring properties from the plans, and conflict with multiple Wokingham Borough Council policies.

I respectfully request that the application be refused.