

PLANNING REF : 260804  
PROPERTY ADDRESS : 10 Murdoch Road  
: Wokingham, Berkshire  
: RG40 2DE  
SUBMITTED BY : Mr Thomas Agar  
DATE SUBMITTED : 02/05/2026

COMMENTS:

Site Address: 8 Murdoch Road, Wokingham, RG40 2DE

Dear Sir / Madam,

I am writing to object to Planning Application 260804 and in particular to the proposed extension of the entrance hall and music room at 8 Murdoch Road.

My objection is based on the following planning grounds:

1. Overbearing Impact Due to Boundary Development

The proposed extension appears to be built up to and on, the shared boundary with our property. Due to its scale and proximity, this development would be overbearing and adversely affect the amenity of our property. The further loss of separation and increased bulk so close to the boundary would create an unacceptable sense of enclosure and dominance, contrary to good design principles and policies that seek to protect neighbouring residential amenity.

2. Roof Overhang, Guttering and Lack of Party Notice

From the submitted drawings, it appears that the roof overhang and associated guttering may project beyond the applicant's boundary and overhang onto our land. This would be unacceptable. We have not been served with a Planning Act Notice (Notice B), despite the proposal being on or very close to the boundary, and therefore question whether the application is procedurally compliant.

The Local Planning Authority is please requested to require clear confirmation that no part of the development, including roof overhangs, gutters or foundations, will encroach onto neighbouring land.

3. Unclear Rainwater Drainage Arrangements

The drawings do not clearly demonstrate how rainwater from the proposed extension will be discharged or where it will drain to. Given the proximity to the boundary, this raises concern about the potential for water runoff or drainage impacting our property. Adequate and detailed drainage information should be provided, and any approval should ensure that no rain water captured from the roof, or surface water is discharged onto neighbouring (our) land.

4. Loss of Parking and Deficient Turning Provision

The proposed extension would remove an existing parking space and vehicle turning area. While the plans suggest four parking spaces to the front of the property, I believe this is misleading. When existing planting, borders and hedges are taken into account, there

is

significantly less space to accommodate parking. The previous owner regularly parked in and used the area extend into by the new entrance area on the plans to turn around. Approval of the plans as they currently are would likely result in parking and manoeuvring difficulties, contrary to highway and parking standards and detrimental to highway safety and local amenity.

In addition to the above, I understand that a planning notice should be displayed at or near the property. I don't believe it has and as such I am not sure if everyone has had a fair chance to review and comment on the plans.

#### Request for Conditions (If Permission Is Granted)

Should the Local Planning Authority be minded to approve the application despite the above objections, I respectfully request that the following conditions are imposed:

##### 1. Construction Method Statement

A detailed method statement should be required, setting out how the works will be carried out without damage to our garage, driveway or surrounding structures, including details of access, materials storage, excavation and boundary protection measures.

##### 2. Party Wall Agreement

I kindly request that any approval has a clear note that a Party Wall Agreement must be entered into prior to commencement of works, and that no development should begin until this process has been properly concluded.

In summary for the reasons set out above, the proposed extension would result in unacceptable harm to neighbouring amenity, raise concerns regarding boundary treatment, drainage and parking provision, and should therefore be refused.

Yours faithfully,  
Thomas and Verity Agar