

PLANNING REF : 262245
PROPERTY ADDRESS : 406 Wokingham Road
: Earley, Reading, Rg6 7hx, 406 Wokingham Road, Reading, Berksh
: RG6 7HX
SUBMITTED BY : Mr ADRIAN SPRAGG
DATE SUBMITTED : 02/10/2026

COMMENTS:

These plans do not represent the as built structure in many ways but specifically with regard to heights and ground level details.

The heights are misrepresented and are consistently depicted as lower than actual.

One example of the height discrepancy is the side structure is shown as 2.3m to the lower side of the roof adjacent to the front access point, it is actually 2.49m.

The roofline over the side path and high point at the rear of the main pergoda roof are shown inline. This is inaccurate as there is a step up of about c.250mm from the side roof up to the main roof. The ground level is shown as being level and consistent throughout but this is inaccurate.

There is a steep ramp from the side path to the main patio level with a rise of approx. 250 to 300mm.

The patio is well above the main house DPC and only about 80mm below the back door & c conservatory/extension double door thresholds.

The front support columns furthest from the main house are shown as being mounted atop the patio. They are actually sited into the garden level and the height as drawn and the depiction avoids highlighting the true low point roof height from ground level. The above is not an exhaustive list of discrepancies

This structure causes a significant loss of light into our Conservatory and onto our patio in the evening. Our garden faces south and the sun "now sets" approx. 30 to 45 mins earlier on our patio & in our conservatory. There is also a considerable loss of natural light.

We consider the structure to be extremely overbearing as we sit in our conservatory and upon exiting our back door which is via the rear of our conservatory.