

PLANNING REF : 253071
PROPERTY ADDRESS : 23 Canberra Lake Way
:
: RG10 9DH
SUBMITTED BY : Ms Fernanda Rossatto
DATE SUBMITTED : 30/12/2025

COMMENTS:

I am writing to formally object to the revised planning application at the above-mentioned site. While the previous iteration of this project was more sensitive to the existing neighborhood, this new submission introduces density and layout changes that directly harm the residential amenity of my property.

My objections are as follows:

1. Unacceptable Overshadowing and Loss of Light

The revised layout fundamentally changes the relationship between the proposed dwellings and my property.

The Previous Model:

The original proposal utilised a traditional back-to-back garden relationship. This ensured that the rear boundary of my property was bordered by a line of mitigating trees and the open garden space of the new dwellings, preserving a "green corridor" and a sense of openness.

The Current Proposal: The new configuration abandons this safeguard, placing significant building masses much closer to my boundary. By replacing a garden buffer with a tall, blank gable wall, the plan will physically block natural sunlight from my rear garden and primary habitable rooms.

The 45-Degree Rule: The proximity and height of the proposed side elevation appear to breach the 45-degree rule when measured from my rear windows. This indicates an unacceptable loss of daylight and a significant "shadowing effect" that was entirely avoided in the previous, more spacious layout.

2. Negative Impact of "Blank Walls" vs. Previous Soft Landscaping

A critical and disappointing change from the previous application is the treatment of the boundary shared with my property and my neighbor's property.

The original plan included three trees along our border to provide essential screening and a soft visual transition.

The new layout (T1, 26, 27, 28) replaces this green screening with the direct, tall, blank wall of a house side.

This is visually jarring and overbearing. This impact could be easily mitigated by reverting to the previous design in that area, which proved that a more sympathetic layout is achievable.

3. Loss of Privacy

This failure to maintain adequate separation distances between the new builds and my existing home represents infringement on our right to privacy.

4. Over-Development and Strategic "In-filling"

This proposal is significantly denser than the original. The irregular placement of plots appears designed to maximize units rather than respect local character. Furthermore, the "gaps" left in the current site plan appear to be strategic precursors for future "in-fill" housing, which would place even more unsustainable pressure on this specific area of the site.

5. Infrastructure and Cumulative Traffic Impact

The infrastructure between Twyford and Charvil is currently at a breaking point.

Cumulative Strain: This development must not be viewed in isolation. When considered alongside the major application for the Speedy Fuels industrial fuel storage and distribution depot (Ref: 252782) on Old Bath Road, the increased traffic from this high-density residential site will lead to severe congestion and safety risks.

The council must assess the "total impact" of these combined projects. The local road network, already under pressure from HGV traffic and proximity to schools, cannot support this level of increased volume.

Conclusion

The current proposal represents a significant step backward in terms of layout, design, appearance and respect to neighbouring properties, particularly 23 Canberra Lake Way. It creates unacceptable overshadowing and a harsh visual impact by replacing planned green buffers (trees) with an overbearing building mass. I strongly urge the planning committee to reject this application and require a design that restores the arrangement at the back of my property to that of the original application, specifically, a back-to-back garden layout that provides a soft landscape and respects the residential amenity of neighboring homes.