

PLANNING REF : 250730
PROPERTY ADDRESS : 25 Colemansmoor Lane
: Reading, Berkshire
: RG5 4BT
SUBMITTED BY : Mr Vishal Bhardwaj
DATE SUBMITTED : 15/05/2025

COMMENTS:

1. Design and Visual Character

The proposed extension has been thoughtfully designed to complement and remain subordinate to the host property, using high-quality, contemporary materials. The use of a flat roof enables a lower profile, which helps to minimise visual impact and maintain light levels for neighbouring properties.

While we understand that some neighbours may prefer traditional styles, Wokingham Borough Council's Design Guide supports modern, well-integrated design approaches when they are respectful of scale and setting. Flat-roofed designs are increasingly common in domestic extensions and reflect practical, modern solutions that blend well with evolving streetscapes.

2. Scale, Massing, and Local Context

The scale of the proposal is in keeping with the plot size and existing local character, aligning with policy guidance. We acknowledge that other properties on Colemans Moor Lane including No. 23 have undertaken similar development, and believe this demonstrates an existing pattern of responsible enhancement along the street.

This proposal follows that precedent by delivering a balanced, family-focused extension that respects surrounding homes.

3. Impact on Neighbours - Light, Privacy, and Overbearing

Daylight and Sunlight: Preliminary assessments, supported by site layout and orientation, indicate that no significant loss of light will affect neighbouring properties. The extension falls within the accepted 45-degree guideline, and additional analysis can be provided if necessary.

Privacy: The proposal includes no side-facing windows that would affect adjacent privacy. Rear windows remain aligned with existing outlooks, and care has been taken to ensure that existing privacy standards are maintained.

Overbearing Impact: The extension has been modestly scaled with appropriate set-backs, ensuring it sits comfortably within the built environment. Its form and placement are comparable to similar approved developments nearby.

4. Garden Size and Site Coverage

We acknowledge that plots along Nos. 23-27 have a triangular layout, which presents shared constraints. Nonetheless, the proposal retains a generous, usable garden space and stays well within accepted building-to-garden ratios under both local and national design frameworks.

This extension has been carefully designed to achieve a balance between additional living space and preserving outdoor amenity.

5. Boundary and Maintenance Access

All proposed works have been designed based on a professional site survey, and we are confident that all boundaries have been respected. Any technical concerns relating to boundaries can be managed through standard non-planning mechanisms, such as party wall agreements, if required.

We understand the concern about ongoing hedge maintenance, but respectfully note that such matters fall outside the remit of planning policy and would be addressed through neighbourly arrangements.

6. Drainage and Infrastructure

We take drainage responsibilities seriously. This proposal involves typical domestic drainage, and will fully comply with Building Regulations. Should conditions require, approved measures such as soakaways or attenuation tanks can be integrated.

It's worth noting that neighbouring properties, including No. 23, have extended their own homes adding roof area and bathrooms that also interact with the shared system. To that end, we believe our plans are consistent with local precedent and well within the capabilities of the existing infrastructure.

Thames Water, who hold statutory responsibility, have not raised any objection, and we remain happy to comply with any conditions the council deems necessary to protect drainage integrity.

7. Policy Compliance

This application has been carefully developed to meet the requirements of:

Policy CP3 - Promoting high-quality and context-sensitive development;

Policy TB06 - Ensuring garden development is appropriate and respectful of amenity;

National Planning Policy Framework (NPPF) - Supporting well-designed home improvements that optimise land use.

Importantly, the street-facing elevation will remain unchanged, thereby preserving the established character of the street as viewed from the public realm.

8. Conclusion

We value community feedback and understand that planning proposals can naturally raise concerns. However, we believe the issues raised are either addressed within the application, or reflect design preferences rather than planning grounds.

This proposal is a considered, policy-compliant improvement to our family home, offering enhanced usability while remaining sensitive to its setting. We kindly request that the Council assess the application based on its planning merits and alignment with established guidance.

We remain open to constructive dialogue and are committed to being

considerate neighbours throughout this process and beyond.