

PLANNING REF : 260664
PROPERTY ADDRESS : 33 St Pauls Gate
: Wokingham
: RG41 2YP
SUBMITTED BY : Mr Andy Rothwell
DATE SUBMITTED : 03/04/2026

COMMENTS:

I am a neighbour to this proposal and have several objections to it as currently specified.

My primary concern is that the wall height, and in particular the further height of the pitched roof and the proximity to the boundary, will result in the loss of light into my property, as well as creating a sense of enclosure.

Further, because the ground naturally slopes away from the buildings, the requirement to maintain a level floor means that the relative height of the extension will increase further into the garden, with the overshadowing impact accentuated as a result. I also believe that the ground level is slightly lower on my side of the boundary, again increasing the impact of this development on us and I am worried that these factors have not yet been considered.

I am further concerned that the size of the proposed extension is excessive. Whilst most houses on the row have extensions to the rear, these are all in the region of 3m in length from the original buildings. This proposal adds over 4.5m to an existing 3m extension, to create something over 7.5m in additional build from the original line. This is approximately double the original interior length of the property and will consume around 30% of the total boundary between us. Combined with the proximity of the proposed works to the boundary line, I am concerned that this will create an overbearing structure.

I believe that the works as proposed will have a significant material impact on my property due to the length, height, proximity to the boundary and the existing natural slope of the site. The additional build is significantly larger than other developments and potentially out of scale with the rest of the row. As a result, I anticipate an increased sense of enclosure and loss of light to my property.