

PLANNING REF : 261486
PROPERTY ADDRESS : 5 Wheatfields Road
:
: RG2 9DG
SUBMITTED BY : Mr Jasminder Toor
DATE SUBMITTED : 09/07/2026

COMMENTS:

Comment on Planning Application - Adjacent Neighbour (5 Wheatfields Road)

I am the owner and occupier of the adjoining property at 5 Wheatfields Road and wish to submit the following comments regarding this application for Permission in Principle.

Whilst I appreciate that this application seeks to establish the principle of residential development rather than the detailed design, I have a number of significant concerns about whether two dwellings can be accommodated on this constrained corner plot without causing unacceptable impacts on neighbouring properties and the character of the area.

My principal concerns are as follows:

Residential Amenity

The application does not demonstrate how the privacy of my property will be protected. The existing boundary treatment is only approximately half-height, and I am concerned that any new dwelling could introduce direct views into the principal living room of my property. Before the principle of two dwellings is accepted, I ask the Council to be satisfied that an appropriate layout is achievable which avoids unacceptable overlooking and loss of privacy. This should be supported by appropriate separation distances and, where necessary, privacy and sightline assessments at the Technical Details stage.

I am also concerned about the potential loss of daylight and sunlight to the front living room window of my property. The application provides no information demonstrating that the proposed scale and position of future buildings could be accommodated without materially reducing natural light. I request that any future application includes a recognised daylight and sunlight assessment demonstrating that neighbouring properties will not experience unacceptable impacts.

Scale and Overdevelopment

The proposed development appears to introduce two family dwellings onto a relatively constrained site. I ask the Council to consider carefully whether this represents an appropriate level of development and whether sufficient separation distances, private amenity space, landscaping and parking can realistically be achieved whilst protecting neighbouring residential amenity.

The Council should also be satisfied that any future development would not create an overbearing relationship with neighbouring properties through excessive height, bulk, massing or proximity, and

that it
would not result in overshadowing of neighbouring gardens or
habitable rooms.

Relationship to Surrounding Development

I request clarification as to:

- * the minimum distance between any future buildings and the boundary with my property;
- * whether the proposed development would respect the established building line and pattern of development within Ilbury Close and Wheatfields Road;
- * whether future building positions would result in windows directly facing neighbouring properties;
- * whether the proposed level of development would reduce existing parking provision or create additional on-street parking pressures.

Trees and Landscaping

There are existing trees adjacent to the boundary which have torically become overgrown and have affected my property by overhanging the roof and gutters. The application does not explain how these trees will be retained, managed or removed as part of the development. I ask the Council to ensure that any future Technical Details application clearly identifies:

- * which existing trees will be retained or removed;
- * how retained trees will be managed and protected during construction; and
- * what replacement landscaping will be provided where appropriate.

Construction Feasibility

Finally, I ask the Council to consider whether this constrained site can realistically be developed without causing unacceptable impacts on adjoining properties. Any future Technical Details application should demonstrate that the development can be constructed while respecting neighbouring residential amenity and complying with relevant planning and construction standards.

For these reasons, I ask the Council to give careful consideration to whether two dwellings represent an appropriate form of development on this site. If Permission in Principle is granted, I request that the matters outlined above are fully assessed and evidenced as part of any subsequent Technical Details Consent application before development is permitted.