PLANNING REF : 262523
PROPERTY ADDRESS : 47 West Drive
: Sonning, Reading
: RG4 6GE
SUBMITTED BY : Mrs Jaspreet Korla
DATE SUBMITTED : 17/11/2026

COMMENTS:
We are the owners of 47 West Drive, next door to the application site. We strongly object to this application. We also objected to the original scheme (241427), and the points below follow on from that.

Background

The council approved 241427 on 4 December 2024. That scheme already more than doubled the floor area of the existing house, from 194.9 m2 to 444.8 m2. The description of development (a seven bedroom dwelling) sets no limit on size, so the approved drawings are the only control on scale. This application makes the building taller and bigger. It should be judged on its merits and on its effect on No. 47, not treated as a small change to an approved scheme.

Daylight, overshadowing and overbearing

The extra height and bulk are on the upper floors, which affect No. 47 most. My client's objection to 241427 relied on the applicant's own shadow drawings, which showed the rear of their house in shadow for most of the afternoon. The 2024 daylight and sunlight assessment tested the approved massing. No updated assessment has been submitted for this one. The planning statement says the changes have been considered but gives no analysis.

The loss of light and outlook, and the overbearing effect on my client's house and garden, will be worse than under the approved scheme. I ask the council to require an updated assessment before it decides.

Height

The planning statement gives the ridge as 8.74 m approved and 9.24 m proposed. The drawings carry no height dimensions, so this cannot be checked. Scaling overlay 9274-114 gives about 9.3 m. The roof is also bulkier with the eaves level rising significantly more than the ridge. Scaling shows this as more than a metre in places. Please ask for dimensioned elevations and sections showing ridge, eaves and finished floor levels against a fixed datum.

Floor area and footprint

The statement does not give approved and proposed floor areas or footprints. From the applicant's own overlays:

- First floor: 139.5 m2 approved, 168.9 m2 proposed (+21%). Bedroom 3 goes from 12.4 m2 to 26.0 m2.

- Second floor: 81.4 m2 approved, 118.0 m2 proposed (+45%). The statement describes this floor only as internal layout adjustments.

-Total-: 444.8 m2 approved. The three proposed floors add up to 518.2 m2, an increase of 73.4 m2 (about 16.5%). The statement gives a GIA of 585.1 m2, an increase of 140.3 m2 (about 31.5%). Drawing 9274-117 shows 508.8 m2.

These figures do not agree. Please ask for a schedule of areas and a footprint figure so the increase can be assessed. The front wall and gable also move about 2 m forward. The effect on the building line and street scene has not been assessed.

Privacy

Conditions 6 and 7 of 241427 require obscure glazing and fixed or non-opening windows to named rooms: the ensuites, the dressing room and bedrooms 6 and 7. The staircase, bathrooms and loft layout have moved, so those conditions may no longer match the windows now shown. The overlays also show changes to the rooflights, which the statement does not mention, andtwo new ground floor windows on the left-hand elevation.

If the council approves, these conditions must be kept and reworded to cover every window and rooflight above ground floor on the flank facing No. 47, and the new ground floor windows.

Front boundary and gates

The statement says parking and access are unchanged, but it proposes new electric gates, work to the front wall and additional fencing. Drawing 9274-117 shows a raised front wall, height to be confirmed. None of this has been assessed for street scene or highway safety. Please consult highways on set-back and visibility for the gates.

Drainage

WBC Drainage commented on 8 November 2024, citing policies CC09 and CC10, and asked for existing drainage details, a drainage strategy and SuDS. Condition 4 was imposed for that reason. Parts of the site already suffer surface water flooding. The roof and ground floor are now larger and no drainage information has been submitted. Condition 4 must be kept, and the strategy must be based on the revised scheme.

Policy

For the reasons above, the proposal conflicts with Core Strategy policies CP1 and CP3, MDD Local Plan policies CC09 and CC10, the Borough Design Guide SPD and the design and amenity policies of the NPPF.

What I ask the councilto do

I ask the council to refuse the application.

Before deciding, please require:

- an updated daylight, sunlight and shadow assessment of the revised

massing

- dimensioned elevations and sections, with finished floor levels

- a schedule of areas and a footprint figure

If the council is minded to approve, please impose:

- Conditions 6 and 7 reworded as set out above

- removal of permitted development rights for new openings, extensions and roof alterations

- Condition 4 reimposed in full, based on the revised footprint and roof

- a condition fixing ridge height and finished floor levels