

PLANNING REF : 250827
PROPERTY ADDRESS : 285 Nine Mile Ride
: Wokingham
: RG40 3NS
SUBMITTED BY : Mr Mrinmoy Gupta
DATE SUBMITTED : 23/05/2025

COMMENTS:

Dear Planning Officer,

I am writing to express below concerns regarding the proposed development at 287, Nine Mile Ride, RG40 3NS

1. The inclusion of two windows in the raised floor that will directly overlook our property:

Our property currently has both a bathroom and a shower room, each with windows that will be overlooked by the proposed windows. While our windows are obscure, the close proximity of the neighbouring windows will significantly impact our privacy and comfort. Bathrooms are spaces where privacy is essential, and having clear sightlines from the proposed development would make it uncomfortable for us to use these rooms freely. Additionally, ventilation is an important factor in bathroom design, and we regularly open our windows for airflow following use. The presence of the neighbouring windows could discourage this practice, affecting our ability to maintain proper ventilation and air quality within our home. Given these concerns, I respectfully request that the planning authority consider measures to preserve privacy, such as ensuring the proposed windows are obscure slit windows.

2. In addition to privacy issues caused by the positioning of the proposed windows, I believe this development is inconsistent with the character of our neighbourhood. Our area consists of a mix of independent houses and bungalows, which contribute to a cohesive and well-balanced streetscape. The proposed raised floor, extending above the existing ridge level, appears more akin to a new development rather than a modification in line with the existing built environment. I'm aware that there are clauses in the current local plan for

Finchamstead which state that new development should fit in with the character of the neighbourhood and neighbourhood character is an essential consideration in planning decisions. Proposed alteration risks disrupting the established architectural harmony & aesthetics of our area and as such I urge the planning authority to consider modifications to the proposal that ensure it remains in keeping with the surrounding properties.

3. Our property features a conservatory at the rear, which benefits from natural sunlight and an open aspect. The proposed raised floor will potentially overshadow one side of the conservatory, reducing the amount of sunlight that enters this space. Given that conservatories rely on natural light to maintain their function and comfort, this change will negatively impact the usability and enjoyment of this area. Also the increased height of the proposed development will obstruct part of the natural view we currently enjoy. This alteration may affect our overall residential experience and sense of openness within our property.

Considering these issues, I urge the planning authority to carefully assess the impact of the proposed development on neighbouring

properties and explore possible design modifications that would preserve neighbour privacy, light access and maintain the character of the area.

Thank you for reviewing my concerns.

Sincerely yours

Mrinmoy Gupta