

PLANNING REF : 261746
PROPERTY ADDRESS : 32 The Avenue
: Crowthorne, Berkshire
: RG45 6PG
SUBMITTED BY : Mrs Anna Graham
DATE SUBMITTED : 20/08/2026

COMMENTS:

OBJECTION TO PLANNING APPLICATION 261746

Planning Portal Reference: PP/15097052

Site: 89A Ellis Road, Crowthorne, RG45 6PJ

Neighbouring property: 32 The Avenue, Crowthorne, RG45 6PG

Dear Planning Officer,

We are writing to formally object to planning application 261746 / PP/15097052 at 89A Ellis Road, Crowthorne.

We are the owners of 32 The Avenue, which is directly affected by the proposed development. We have serious concerns about the impact that the proposed raising and modification of the roof, creation of additional first-floor accommodation and associated changes to fenestration would have on the privacy and residential amenity of our property.

1. Significant loss of privacy and overlooking

Our principal concern is the potential for direct and intrusive overlooking of our property and private rear garden as a result of the proposed increase in the height of the property and the creation of additional first-floor accommodation.

The rear of my property and garden are currently afforded a reasonable degree of privacy. The proposed alterations would introduce or increase first-floor windows at a significantly elevated position, creating views towards our garden and, importantly, towards the rear of my property and bedroom windows. This would result in a material and unacceptable loss of privacy for our household.

The impact should not be considered simply in terms of the existence of windows, but in terms of the actual relationship between the two properties and the direct views that would be created. The proposed development would materially alter the existing relationship between the properties and would enable occupants of 89A Ellis Road to look directly into areas of my property which currently enjoy a high degree of privacy.

We therefore ask the Council to carefully assess the proposed window positions, their height, orientation and relationship to the windows and private amenity space at our property (32 The Avenue).

2. Impact on bedroom privacy

Of particular concern is the potential for direct overlooking between first-floor habitable-room windows and the existing bedroom windows at our property (32 The Avenue).

Bedroom windows are particularly sensitive in terms of residential privacy. The proposed increase in the height of the building could create direct lines of sight into these rooms which do not currently exist to the same extent.

We consider this to represent a significant deterioration in the residential amenity currently enjoyed by our property.

3. Increased height and overbearing impact

The proposal involves raising and modifying the existing roof in order to create additional first-floor accommodation.

We are concerned that increasing the height and mass of the building will make the property substantially more visually prominent from

our garden and property.

The combination of the increased roof height, additional first-floor accommodation and associated windows would create a more substantial and visually dominant building immediately beyond our garden. The Council should therefore assess not only the individual elements of the proposal but the cumulative impact of the increased height, massing and fenestration on the neighbouring property.

4. Loss of residential amenity

Taken together, the proposed alterations would result in a significant change to the outlook and privacy we currently enjoy from our property (32 The Avenue).

The development would introduce a substantially increased level of overlooking and visual presence immediately adjacent to our private garden and rear-facing rooms.

We consider that this would result in an unacceptable adverse impact on our residential amenity.

5. Daylight and overshadowing

We also ask the Council to carefully consider whether the increased height and massing of the building would result in any unacceptable loss of daylight or sunlight to our property or garden.

The existing relationship between the properties should be assessed against the proposed built form, rather than considering the roof alteration in isolation.

If necessary, we request that appropriate daylight/sunlight and overshadowing assessments are undertaken before the application is determined.

6. Conclusion

We fully understand that homeowners are entitled to improve and extend their properties. However, those rights must be balanced against the impact of development on neighbouring residents.

In this case, we believe the proposed development would have a materially harmful effect on the privacy and residential amenity of our property (32 The Avenue), particularly through increased overlooking of my private garden and existing bedroom windows.

We respectfully request that the Council carefully assesses the proposal against the relevant national and local planning policies concerning:

- residential amenity;
- privacy and overlooking;
- appropriate separation between properties;
- scale, height and massing;
- visual and overbearing impact;
- daylight and sunlight; and
- the appropriate design and positioning of windows.

For these reasons, I respectfully ask the Council to refuse planning permission unless the proposal is substantially amended to address these concerns.

We would also ask that this objection is taken into account in full when the application is determined and that the relationship between 89A Ellis Road and our property, 32 The Avenue is specifically considered by the Planning Officer.

Yours faithfully,

Paul & Anna Graham
32 The Avenue
Crowthorne
RG45 6PG