

PLANNING REF : 261258
PROPERTY ADDRESS : 9 Dairy Grove
: Three Mile Cross, Shinfield, Berkshire
: RG7 1FS
SUBMITTED BY : Miss Briony Sheppard
DATE SUBMITTED : 16/06/2026

COMMENTS:

I wish to object to this application as the eastern neighbouring property. Having reviewed the submitted plans, I am concerned that the proposed outbuilding will cause significant and demonstrable harm to my residential amenity.

The structure reaches 3.47 m in height and is positioned only 0.5 m from my boundary. At this proximity, the building will appear as a large, solid wall on my garden boundary. This is far taller and bulkier than any typical domestic outbuilding in the area and substantially exceeds the 2.5 m height normally permitted near a boundary.

The applicant's Planning Statement repeatedly describes the building as "modest", but the submitted diagrams clearly show a structure that is substantially larger and taller than any typical domestic outbuilding in the area.

While the applicant states the height is required for a golf simulator, this is a private leisure choice, not a planning justification. Private hobbies cannot outweigh the requirement to protect neighbouring amenity under TB06 and CP3.

From my patio doors, approximately 10 m from the boundary, the building will be visually dominant and overbearing, replacing an open outlook with a tall, imposing elevation. This will materially reduce the enjoyment of my home and garden. My current sightline permits visibility of the trees/woodland in between house numbers 11 and 15 to the north-west. This will be obstructed by the proposed outbuilding. I am also concerned about how much light will be blocked by the monolithic structure.

The design and materials are also out of keeping with surrounding garden structures, which are predominantly brick or timber. The proposed composite panel cladding in a uniform green finish will appear stark and industrial in comparison.

The development therefore conflicts with Policy TB06 (overbearing impact and harm to neighbouring amenity), Policy CP3 (inappropriate scale, massing and materials), and NPPF Chapter 12 (requirement for sympathetic design).

Shinfield Parish Council has already raised concerns about the "massive bulk" of the proposal, and I share this view. While I appreciate the applicant's personal requirements, the height and scale of the building are excessive and unjustified given the harm caused.

For these reasons, I respectfully request that planning permission be refused.