

PLANNING REF : 250468
PROPERTY ADDRESS : 3 Tiverton Close
: Woodley, Berkshire
: RG5 3BE
SUBMITTED BY : Mr Graham Jones
DATE SUBMITTED : 20/03/2025

COMMENTS:

We object to the planning application ref 250468 submitted for the addition of a high dual pitched roof with roof lights to a garden outbuilding at 8 Butts Hill Road, Woodley. Our property at 3 Tiverton Close, Woodley RG5 3BE directly adjoins this development.

The building works for the outbuilding, which is under construction and currently without roof, windows etc, started in February 2025. A mature conifer was removed in January to make way for the groundworks.

Our grounds for objection:

The current structure, as per elevation C, is just 1.3m from our border at its closest point and its proposed height is well in excess of permitted development rules: 'if the outbuilding is within 2m of the property boundary the whole building should not exceed 2.5m in height'. It would appear from the plan that the roof ridge would be in excess of 5.5m high?

Visually the pitched roof will significantly increase the height and bulk of the current semi-built structure, making the garden home office resemble a small dwelling rather than a garden structure. Subsequently, the roof will dominate the outlook from our lounge, 2 rear bedrooms, patio and garden, creating a significant privacy and visual intrusion, as well as potential light pollution. Photographs from these areas can be provided upon request to show the impact.

The plans show eight upper windows, including the six roof lights, four of which compromise our privacy. The high window, as per elevation B, faces towards our main living and patio area.

The plans also indicate that the roof space is designated only as loft storage accessible by a loft ladder but the application description mentions 'facilitate loft accommodation'. Being so close to our boundary, we are concerned that this could lead to increased noise and light activity.

Thank you for considering our objections and we hope that the plans can be adjusted accordingly.

Mr & Mrs G Jones