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Objection to Planning Application 260460

Regrettably, we must object to this planning application in its current form.

While we do not object in principle to a single-storey rear extension, we object to the proposed two-storey rear extension because of the material harm it would cause to our residential amenity.

The proposed extension would be overbearing by reason of its height, scale, bulk and proximity to the boundary. The submitted plans indicate that the structure would rise to approximately 4.887 metres at eaves level and 6.662 metres to the ridge, while being positioned only around 1 metre from the boundary. In these circumstances, the development would appear unduly dominant and oppressive when viewed from multiple areas within our home as well as from our main outdoor sitting-out area.

This relationship is especially sensitive because the extension would lie directly to the south-east of our property and our principal patio and sitting-out space. The proposal would therefore have a materially harmful effect in terms of loss of daylight and sunlight to an important part of the property used regularly by our family.

The proposed two-storey extension would also result in harmful loss of light and outlook to our principal living areas. In particular, it would reduce the light currently enjoyed from the side-elevation ground-floor living room window, especially during the earlier part of the day. It would also degrade the outlook from the Juliet balcony serving the main bedroom, where the proximity of a two-storey side wall would add to the sense of enclosure and overbearing impact. Overall, the scale and siting of the extension would have a clear detrimental effect on our principal living spaces.

There is an established hedge along the boundary, but this does not overcome the harm. Filtered views of a substantial two-storey wall projecting well beyond the rear of our property

would remain at very close quarters. In addition, if construction works and foundations close to the boundary were to affect the hedge, the already limited screening could be reduced further. It also appears that no arboricultural impact assessment has been undertaken in relation to the likely effect of development so close to the boundary hedge.

We also note that no technical daylight and sunlight assessment appears to have been provided, despite the sensitivity of this relationship and the likely effect on our principal sitting-out area. In our view, the path of the sun and the effect on neighbouring amenity have not been properly assessed.

The proposal therefore conflicts with the design principles in the Wokingham Borough Design Guide, including section 4.7 on privacy, visual impact and amenity, which recognises that distance is the most common way to avoid harmful visual impact. It also conflicts with Core Strategy Policy CP3, which requires development to be of an appropriate scale, mass, built form and height, without detriment to the amenities and quality of life of adjoining occupiers.

For these reasons, we respectfully ask that the application be refused in its current form, or amended to a single-storey rear extension of a scale that does not materially harm the amenity of our property or that of other neighbouring occupiers. Please also see the attached photographs for your reference.

Yours sincerely,

Mr Toby Britton















