

PLANNING REF : 262206
PROPERTY ADDRESS : 11 Marks Road
: Wokingham, Berkshire
: RG41 1NR
SUBMITTED BY : Ms Sabine Uhlemann
DATE SUBMITTED : 12/10/2026

COMMENTS:

I would like to submit the following comments regarding the proposed extension at 13 Marks Road.

Many of the concerns outlined below have already been raised directly with the applicants during previous discussions. Some additional concerns have only become apparent following publication of the detailed plans.

My comments relate to the following planning considerations.

Impact on Light and Outlook

Whilst the proposal utilises the footprint of an existing garage and rear structure located on the boundary, the addition of a first-floor extension would significantly increase the height and massing of the building adjacent to our property.

I am concerned that this would reduce natural light to both our property and our rear garden. The increased scale of the development at the boundary would also create a greater sense of enclosure and adversely affect the outlook from our property.

Impact on Existing Bedroom Window

Our existing first-floor extension includes a high-level side window facing the boundary. This window currently provides an important source of natural light to the room.

The proposed first-floor wall would be positioned in close proximity to this window. As a result, I am concerned that the amount of daylight reaching the room would be significantly reduced. Given the existing contribution this window makes to natural lighting, the impact of the proposed wall on neighbouring amenity should be carefully assessed.

Privacy and Overlooking

The plans appear to include a large first-floor window with views across a number of neighbouring rear gardens. Whilst several properties may be affected, the impact on our garden is likely to be the most significant due to its proximity and position relative to the proposed extension.

The introduction of this window would result in a material loss of privacy and increased overlooking of our garden and outdoor living space. Consideration should therefore be given to measures that reduce this impact, such as reducing the size of the window, altering its position, or incorporating obscure/frosted glazing where appropriate.

Proposed Bathroom and Ventilation

The plans appear to show a bathroom positioned directly opposite our bedroom window.

I would appreciate clarification regarding the location and specification of any extraction or ventilation equipment associated with this bathroom. Given its proximity to our bedroom window, there are concerns regarding potential noise and odour impacts arising

from the operation of the ventilation system.

Character of the Area

The section of Marks Road surrounding the application site is predominantly characterised by detached dwellings with clear visual separation between neighbouring properties. Whilst there are some semi-detached properties further along the road, the immediate character of this part of Marks Road is one of detached homes. Although the proposal utilises the footprint of existing structures, the addition of a substantial first-floor extension directly adjacent to the boundary would reduce the visual separation between properties and create a built form that appears more closely aligned with a semi-detached arrangement than the surrounding detached properties. I ask that the impact on the established character of this part of the street is carefully considered.

Boundary Separation

When we undertook our own extension, we demolished our garage and maintained a gap of approximately one metre to the boundary. This preserved access around the property and maintained the visual separation between neighbouring dwellings.

Whilst I appreciate that the current proposal makes use of the footprint of existing structures, I believe similar consideration should be given to maintaining separation at first-floor level in order to minimise the impact on neighbouring properties and retain the character of the area.

Drainage and Rainwater Goods

Any gutters, downpipes and rainwater drainage arrangements should be fully contained within the applicant's property and should not overhang neighbouring land or result in water runoff affecting adjacent properties.

Construction and Foundations

Given the proximity of the proposed works to the boundary, I am concerned about the potential impact on our property arising from excavation and foundation works. Any excavation, foundation, underpinning or related structural works should remain entirely within the applicant's boundary and should not adversely affect neighbouring structures or land.

Conclusion

Whilst I appreciate the applicant's desire to extend their property, I ask that careful consideration is given to the cumulative impact of the proposal on neighbouring amenity and on the established character of this part of Marks Road. In particular, I am concerned about the loss of light to our property and rear garden, the impact on the existing bedroom window, the loss of privacy arising from the proposed first-floor window overlooking neighbouring gardens, the proximity of the proposed bathroom and its ventilation arrangements, and the increased massing of the first-floor extension directly on the boundary.

I respectfully request that these matters are fully considered when determining the application and that appropriate amendments or conditions are applied where necessary to mitigate their impact.

ct.