

PLANNING REF : 251842
PROPERTY ADDRESS : 21 Mylne Square
:
: RG40 1UN
SUBMITTED BY : Mrs Lesley Carter
DATE SUBMITTED : 26/08/2025

COMMENTS:

Objection to Planning Application - Impact on Adjacent Property

The proposed planning application concerns the property adjoining mine, with which I share a party wall. The properties are semi-detached, and the rear walls align in a straight line.

I object to the application on the grounds of:

- Overshadowing of my property
- Loss of light to my property

At the rear of my property, I have a conservatory measuring 3.4 metres in width and extending 4.00 metres along the shared boundary. The conservatory features a pitched roof on all three sides, reaching a maximum height of 3.00 metres, with eaves at 2.15 metres. It stands on a patio that is 0.2 metres above ground level, resulting in a total height of 3.2 metres from ground level.

Beyond the conservatory, there is a 1.4 metre section of patio followed by a brick wall planter 0.45 metres wide dividing the patio from the garden. Altogether, the conservatory, patio and wall planter extend 5.85 metres from the rear wall of my property, so less than the proposed extension of 6.0 metres.

The proposed extension would project 2.0 metres beyond the end of my conservatory and exceed its height by 0.39 metres.

Based on the submitted drawings, particularly 'Proposed Side Elevation_1', the roof pitch of the extension would start approximately 1.0 metre beyond the conservatory, impacting most of the patio area. The wall planter is 0.9 metres high from ground level. The proposed eaves would extend beyond the wall planter at a height of 2.20 metres.

This design would have a significant overshadowing impact on my property namely the conservatory, patio, and wall planter. It would also result in a substantial loss of natural light to these areas. My conservatory only receives sunlight in the morning, which the proposed extension would almost entirely obstruct.

I respectfully request that these concerns be considered during the planning review process.

I would like to state I am not against the concept of the proposed extension, but would have made the following requests if I had been made aware prior to the Planning Application Neighbour Notification:

- Reduce the extension beyond the rear wall of the original house to 5.0 metres.
- Reduce the angle of the roof's pitch from the eaves to reduce how

far the maximum height of the roof extends from the rear wall and has less of an impact on the perimeter of the extension.

- Introduce a pitched roof on the party wall side, consistent with the rest of the roof design.

These adjustments would have helped mitigate the overshadowing impact of the extension and minimise the loss of light on my property.