

PLANNING REF : 250824
PROPERTY ADDRESS : The Barn
: 72a Waterloo Road, Wokingham, Berkshire
: RG40 2JF
SUBMITTED BY : Mr Colin Horne
DATE SUBMITTED : 08/06/2025

COMMENTS:

I am the owner of the neighbouring property at The Barn, 72a Waterloo Road, which shares a boundary with the application site.

I have previously had a friendly discussion with the applicant regarding their proposals and have expressed that, in principle, I am supportive of their wish to modernise and improve their home, subject to a few important considerations to ensure that the development does not adversely impact my property.

Having now reviewed the submitted plans and supporting reports in full, I would like to submit the following observations for consideration as part of the planning process:

Massing, Scale and Character

The proposed replacement dwelling represents a substantial increase in both footprint and height compared to the existing property. As a directly adjoining neighbour, I have some concern that the increased scale may result in a more prominent and dominant structure when viewed from my property and garden, altering the current open character. I respectfully request that the planning officer fully assesses the scale, massing, and relationship to neighbouring boundaries to ensure the development remains proportionate and sensitive to its setting.

Privacy and Overlooking

The proposed design includes multiple upper-floor windows and glazed features to the rear elevation, which have potential to introduce overlooking towards my private garden.

At present, there is a substantial line of mature trees located on the applicant's side of the shared boundary which provides excellent screening and privacy between the properties. Provided these trees remain in place and are retained in good condition, much of the existing privacy may be preserved even with the increased elevation of the proposed dwelling. However, I would be grateful if the planning authority could consider whether any safeguards or landscaping conditions can be included to secure the longer-term retention and maintenance of this important boundary screening, to ensure that privacy is maintained both now and in future years.

In addition, I would welcome consideration of other measures to further protect privacy, such as:

The use of obscure or partially obscured glazing where appropriate.

Sensitive placement or sizing of upper floor windows.

Additional boundary planting or screening enhancements where

possible.

Construction Phase Impacts

As this involves a full demolition and rebuild, there is likely to be significant construction activity over an extended period. I would respectfully request that suitable conditions are applied, including:

The implementation of a Construction Management Plan agreed prior to commencement.

Control of working hours, noise, dust, vibration and general site management.

Protection of shared boundaries and fencing throughout the works.

Strict management of deliveries, storage and vehicle movements, particularly due to the limited space and access.

Importantly, uninterrupted access to my property must be maintained at all times throughout the construction period. The site lies on a row private shared driveway serving only three dwellings, and my property is located immediately adjacent to the proposed development. Any obstruction of this shared access would significantly affect my ability to reach my home. I therefore respectfully request that clear access arrangements are secured and managed carefully throughout the build process.

Drainage and Surface Water

I note that the applicant has proposed a sustainable drainage solution as part of the application. I would simply ask that the Council ensures that surface water drainage remains wholly contained within the applicant's land during both construction and occupation, to avoid any unintended impact on neighbouring properties.

In summary, I am supportive in principle and hope any potential impacts can be properly addressed and managed as part of the planning process.