

PLANNING REF : 243005  
PROPERTY ADDRESS : 95 London Road  
: Wokingham, Berkshire  
: RG40 1YB  
SUBMITTED BY : Mr Geoffrey William Skates  
DATE SUBMITTED : 23/12/2024

COMMENTS:

The application cannot be accepted for the following reasons:

a) The proposed rear extension is considered to be overbearing and causes loss of light. From the drawing A104 (Proposed Elevations) the extension appears to be approximately 1m from the side boundary between 93 and 95 London Road and is approximately 3.5 m high at the eaves which is also not in agreement with the Wokingham Borough Council, Borough Design Guide, Supplementary Planning Document 2016, which states (p56) that for rear extensions "The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary"

b) New Gable End - This proposal is very concerning as it will remove the consistency of design between our neighbours' and our property (93 and 95 London Road), the two will be visually different in respect of both front and side elevations.

The letter entitled Householder Planning Permission dated 16th November 2024 section 3.10, first bullet point, makes reference to the gable end of number 91 London Road. However, the neighbouring pair of semi-detached properties, 91 and 89 London Road both have gable ends as part of their overall design which the semi-detached properties comprising 93 and 95 London Road do not have.

This difference of design between the two pairs of semi-detached properties is a significant distinguishing feature which should be retained.

c) Dormer roof - the Drawing A003 (Existing Roof and 3D views) shows the dormer on 95 London Road extending over the roof space of 93

London Road. To clarify, the existing dormer at 95 London Road is built entirely within its loft space (this is quite difficult to see from below). The dormer in 95 London Road sits alongside the ridge beam supporting the rear upper roofs of 93 and 95 London Road with the side of the dormer facing 93 London Road being tiled. The application suggests and depicts (Drawing 104, Proposed Elevations) that the

proposed dormer and the existing dormer in 95 London Road present a single facade across a central dividing line. This proposal requires further details as to how that is to be achieved. For clarity, Drawing 104 also shows the dividing line between the proposed dormer and the existing dormer in 95 London Road as in the roof space of 93 London Road which is not accurate.

In addition, a concern is that there is no mention of the shared sewer pipe which runs from 95 London Road to 93 London Road, the feeds to which, within 93 London Road, will be changed as a result of the proposals. Continued use of this combined sewer during and after the works is essential