

PLANNING REF : 251122
PROPERTY ADDRESS : 107 Wargrave Road
: Twyford, Berkshire
: RG10 9PE
SUBMITTED BY : Mrs Caroline Hanson
DATE SUBMITTED : 10/09/2025

COMMENTS:

We write to in respect of the above Planning Application (the "Application"), about which we have received a "neighbour notification" from the Council. For the reasons set out below, we strongly object to the Application and request that planning permission is refused.

Background

We live at 107 Wargrave Road. This has been our home since May 2006. Our property, like the Site, was part of a single development (the "Development") which is comprised of five dwellings. Whilst the Council notified us of the proposed development (the "Proposal"), it should be noted that we were not consulted about the Proposal beforehand by the applicants and we have, therefore, not been given a fair opportunity to comment previously ahead of the Application being made. We only became aware of the Proposal through your neighbour notification.

On the matter of the Council's notification, we received the notification shortly before going on holiday, with the consequence that we only had a limited period (after returning on 31st August) to consider the Application in detail and decide on our response before the submission deadline of the 4th September 2025. We are therefore grateful for the week's extension of this timescale granted to us by the Council. Notwithstanding these shortened timescales, we have set out our objections in the following narrative.

Our Objection

The basis of design guidance for development in the borough is set out in the Council's Borough Design Guide (adopted in June 2012). The key objectives are as follows:

- To respect and be sympathetic to the character of the area in which the development is situated.
 - To minimise overlooking, loss of privacy, loss of amenity or over-dominance.
 - To take full account of the mass and height of development in relation to adjacent development and surrounding spaces
- Policy R25 of the design guide relates to Alterations and Extensions and states that such development should be as follows:
- Be well designed.
 - Respond positively to the original building.
 - Contribute to the local character; and
 - Relate well to neighbouring properties."

On the basis of this policy guidance, our objection is as follows:
Design - We do not consider that the dormer window is well-designed; in particular, it appears overbearing (indeed, to dominate) and visually intrusive. Further, the window seems to us to be an incongruous feature on the existing home and the development is wholly out of character with the architecture of the existing

dwelling and the character of the development of this enclave of residential development. Additionally, the use of varied window types (dormer and other styles) further compounds the visual inconsistency of the proposed roof extension.

Significant Overlooking and Loss of Privacy - the window space has been maximised, with one especially dominant window. Consequently, (unlike now) our home and garden would be significantly overlooked. We face a serious loss of privacy and amenity to our property - for example, how we are able to enjoy our garden without being directly overlooked by the residents of the application site? Inconsistency with neighbouring Properties - Following on from point one above the Proposal is inconsistent with the overall style and window height of the adjoining properties which have a visual consistency. Amongst other things, the dormer does not relate to the design of the existing building in terms of roof form, materials, its positioning, and window proportions. The resulting development if permitted would be to the overall detriment of the visual appearance of the existing dwelling.

Detriment to visual amenities - there would be detriment to the visual amenities we currently enjoy on the basis that the Proposal does not relate well to the adjoining properties, resulting in a dwelling with a disjointed visual appearance when viewed therefrom.

Conclusion

The Proposal would be contrary to the provisions of the Borough Design Guide, relating to alterations and extensions in particular Policy R23, as follows:

- It is not well designed
- The proposal is to the detriment of the appearance of the original building
- As a consequence of poor design, the Proposal detracts from the local character of the area and specifically, the small enclave of uniform development,
- Lastly, the Proposal does not relate well to the neighbouring properties, for the reasons set out above.

We have set out our serious concerns in respect of the design and impact of this proposed development. There is an overall lack of 'fit' with the existing property and the surrounding properties and the wider Development of which it forms part.

We also feel that we would suffer serious detriment and loss of the privacy and amenity that we have enjoyed for nearly 20 years. The extent that we would be overlooked should this Proposal proceed is clearly apparent from the plans of the Development and the adjoining properties and in our view manifestly unreasonable.

On the basis of the foregoing, it is requested that this Application is refused planning permission.

In order that the Case Officer can fully assess the impact of the Proposal it is requested that the Officer visit our property to assess the impact of the proposed development.

We look forward to hearing from the Case Officer to arrange a site visit.

Yours faithfully

