

PLANNING REF : 260698
PROPERTY ADDRESS : 48 St Mary's Road
: Sindlesham
: RG41 5DA
SUBMITTED BY : Mrs Joanne Yeomans
DATE SUBMITTED : 13/07/2026

COMMENTS:

We are objecting to this planning application, specifically the two-storey rear extension and the Juliet balconies.

The proposed two-storey extension would appear overbearing and dominant due to its proximity to the rear of our home and garden and it would cause significant overlooking into our habitable spaces and rooms. Our garden, living room, kitchen and a rear bedroom will have a substantial and material reduction in privacy.

Furthermore, the inclusion of Juliet balconies and full-height doors would exacerbate the impact. They would provide clear and unobstructed views into our property, creating a considerably wider field of vision and increasing the degree of overlooking and loss of privacy.

In the Wokingham Borough Council 'Borough Design Guide' it states that the council has a minimum distance of 22m between the rear of two buildings which directly face each other due to the material loss of privacy. The rear elevations of our properties are diagonal, but do overlap, and there would be significantly less than 22m if this rear extension was built, approximately 14 metres.