

PLANNING REF : 241919
PROPERTY ADDRESS : 9 Hunters Way
: Spencers Wood, Reading, Berkshire
: RG7 1HW
SUBMITTED BY : Mr Brian Billsberry
DATE SUBMITTED : 22/09/2024

COMMENTS:

I have the following strong objections to this application:

Overbearing:

Currently, the vertical wall of No. 8's garage is less than a meter (~90cm) away from our boundary fence but is not intrusive as it only extends a couple of feet above fence height. The low garage roof then tapers away and to the centre of the main dwelling gable end (vertical) wall, which is some 5 meters or so away from the boundary fence.

The proposed extension end wall will rise vertically, less than a meter from the fence, to the height of the main dwelling eaves and along the whole width of the dwelling end wall that faces our property.

The closeness to our boundary and the very significant 2.5 - 3 meter increase in height of the new extension's vertical end wall will be intrusive and overbearing and will definitely and adversely impact the enjoyment of particularly our side but also, our back gardens.

Loss of Light:

A key consideration when we chose our house back in 1997 was its roughly east/west aspect. This meant that we get sunshine in our garden all day - both in the morning (from the east) and in the afternoon & evening (from the west). My wife and I love to sit on our lawn or work in our garden areas and the current end profile of next door's house allows us a bright and airy area in which to enjoy our garden at the side and rear of our property and to entertain our family and grandchildren when they visit, which is often.

For the reasons stated in the 'Overbearing' section above, the proposed new extension will:

1. greatly reduce the amount of light to the garden at the side of our house, which will be significant as it is on the northern aspect of our property.
2. drastically reduce the amount of afternoon and evening sunshine (and light) we get in both the side and rear garden areas, including our conservatory.
3. darken internal parts of our home. We have a frosted glass window in the upper part of the wall facing No 8's property. This lights up our landing, stairwell and downstairs hallway. The proximity of their proposed end wall will greatly reduce this and turn our landing, stairwell and downstairs hall into much darker spaces.

All the above issues will significantly impair our enjoyment of our property and its outside spaces.

As a matter of interest, when we first moved into our house in 1997, there was a very large conifer on the boundary with No 8 Hunters Way. This meant that the (previous neighbour's) back garden was almost permanently in the shade. We therefore, at our own expense, had the tree felled and removed, which greatly improved the amount of light and sunshine our current neighbours now enjoy.

Oversight:

It is noted that there is to be an additional upstairs window installed in the new gable end at the rear of the proposed

extension, which is very near our boundary. This will allow oversight of our back garden and will definitely be detrimental to our privacy and enjoyment of our property.

Noise:

Since the present residents moved into No. 8, they have completed many major improvement projects. These have meant increased noise, parking issues, skips on their drive, etc.

Whilst we have been very understanding of the disruption caused by these projects, we feel enough is enough. The erection of this proposed extension will create yet further significant noise, dust, rubble and disruption and, being so close to our house and boundary, will definitely impinge on our privacy and enjoyment of our property for a long time.

Loft Conversion:

To be clear, we have no objection to the proposed loft conversion in principle. This will not cause us any of the above issues, provided the external shape of the upper part of the house is not changed nor encroaches any further towards our property.