

PLANNING REF : 251649
PROPERTY ADDRESS : 8 Arbor Lane
: Winnersh
: RG41 5JA
SUBMITTED BY : Mr Scott Wilson
DATE SUBMITTED : 17/07/2025

COMMENTS:

To Whom It May Concern,

We are writing as the immediate semi-detached neighbours at 8 Arbor Lane, RG41 5JA, to formally object to the rear and upper-level extensions proposed in planning application 251649 for 10 Arbor Lane. While we have no objection to the proposed front extension, we have serious concerns about the scale and impact of the rear extension, particularly the first and second-floor elements.

The proposed first-floor master bedroom extension and second-floor addition would significantly reduce the already limited natural light entering our home through three ground-floor skylights. These skylights serve our kitchen and dining area, which are central to our family life and already dependent on restricted daylight.

Our property faces 120 degrees southeast, meaning the sun rises at the front of the house and moves toward the rear by the afternoon. To benefit from natural light during the first half of the day, we rely on a skylight above our flat-roof kitchen and dining extension. The proposed first and second-floor extensions would block this crucial source of morning light entirely, casting our main living space into deep shadow until midday. While we receive some natural light in the afternoon through the rear glass doors and rear-facing skylights, the flat-roof skylight becomes shaded by our own first-floor extension. As a result, the morning is the only time this space receives unobstructed natural light. The proposed development would remove that completely, leading to a significant loss of amenity and leaving us dependent on artificial lighting for much of the day. This would materially reduce the comfort, character, and enjoyment of these important family spaces.

We can provide photographic examples showing the current path of the morning sun and how it illuminates our kitchen and dining space.

In addition, the second-floor extension would have a serious and detrimental effect on our daughter's bedroom. Her room already suffers from limited daylight and a restricted outlook. The proposed addition would significantly worsen this, leaving the room heavily overshadowed and enclosed. The resulting loss of light and sense of openness would have a lasting negative effect on her well-being.

We would be more supportive of a proposal that reflects the scale and consideration of our own extension, which was designed to respect the amenity of neighbouring properties. However, the current plan introduces a visually overbearing, box-like structure that is out of keeping with the character of the surrounding homes. It would also negatively affect No.12 Arbor Lane, whose access to light and open aspect would similarly be compromised.

We also encourage the owner of No.10 to consider incorporating a

flat-roof skylight into their own kitchen and dining design. Without it, the depth of the extension and its orientation are likely to leave their internal space deprived of natural light, creating a dark and enclosed environment.

We respectfully urge the planning officer to refuse the rear and upper-floor elements of this application on the grounds of unacceptable loss of natural light, overbearing impact, and harm to residential amenity.

Yours sincerely,
Scott Wilson
8 Arbor Lane
RG41 5JA