

PLANNING REF : 260698
PROPERTY ADDRESS : 14 St Marys Road Sindlesham
: Wokingham, Berkshire
: RG41 5DA
SUBMITTED BY : Mr Martin withington
DATE SUBMITTED : 20/07/2026

COMMENTS:

v# Planning Application 261466

****Location:**** 12 St Mary's Road, Sindlesham, Wokingham, RG41 5DA

****Representation of Objection by the Owners of 14 St Mary's Road****

Dear Planning Officer,

We wish to object to Planning Application 261466 for the proposed two-storey side extension and two-storey rear extension at 12 St Mary's Road.

Whilst we recognise the applicant's right to improve their home, we believe that this proposal, by reason of its scale, height, massing and proximity to our property, would result in an unacceptable impact on the residential amenity of No. 14 and would fail to preserve the established character of St Mary's Road.

1. Harm to the Character of St Mary's Road

One of the defining characteristics of St Mary's Road is its spacious appearance. The properties are detached and are visually separated by linked garages, creating consistent gaps between dwellings that contribute significantly to the open and attractive character of the street.

The proposed two-storey side extension would substantially erode this important spacing. Rather than maintaining the existing detached form, it would introduce a large two-storey built mass immediately adjacent to our property, giving the appearance of a continuous block of development.

This would materially alter the character of the street and undermine the established pattern of detached dwellings with visual separation between them.

The proposal therefore fails to respect the prevailing character of the surrounding area.

2. Overbearing Impact and Loss of Outlook

The proposed two-storey side extension would be positioned immediately alongside our property at No. 14.

Because of its height, width and proximity to the common boundary, it would create a dominant and oppressive feature when viewed from both our house and rear garden.

The current open aspect between the two properties would be replaced by a substantial two-storey wall that would significantly reduce our

outlook and create an unacceptable sense of enclosure.

The impact would be particularly noticeable because the existing relationship between the properties is defined by comparatively low garage structures rather than two-storey buildings.

This represents a fundamental change to the relationship between the two properties.

3. Loss of Daylight

The proposed side extension would significantly reduce natural daylight reaching our property.

In particular, our first-floor bathroom window would be directly affected by the height and proximity of the proposed extension.

This room currently provides valuable natural light to our internal hallway. Any reduction in daylight to the bathroom will inevitably make the hallway noticeably darker, adversely affecting the internal environment of our home.

Whilst some reduction in light can occur with neighbouring development, this proposal would result in a level of harm that we believe is unreasonable given the scale of the extension.

4. Overshadowing of Our Garden

Our rear garden enjoys valuable afternoon and evening sunlight.

The garden is orientated such that sunlight travels around the side of No. 12 before reaching the patio area at the rear of our garden. This patio is our principal outdoor seating area and is used extensively during the afternoon and evening.

The proposed two-storey side extension would interrupt this path of sunlight and increase overshadowing of our garden.

In addition, the proposed two-storey rear extension would further reduce the amount of sunlight reaching our outdoor space.

The combined impact of both extensions would materially diminish the enjoyment and usability of our garden, particularly during the periods when it currently receives the greatest amount of sunshine.

5. Cumulative Impact

Whilst the side and rear extensions may each be considered individually, their cumulative effect is significantly greater.

Together they would create a substantially larger building with increased height, depth and bulk immediately adjacent to our property.

The cumulative impact would include:

- * increased overshadowing;

- * greater loss of daylight;
- * a significantly increased sense of enclosure;
- * a more dominant visual presence; and
- * a greater overall impact on neighbouring residential amenity.

We respectfully request that the Council considers the proposal as a whole rather than assessing each extension separately.

6. Scale and Massing

The proposed extensions represent a substantial enlargement of the original dwelling.

The resulting building would be considerably larger than the existing property and would appear visually dominant within the plot.

The overall scale and massing would be excessive in relation to neighbouring properties and would not reflect the established built form within this part of St Mary's Road.

7. Residential Amenity

Planning policy seeks to ensure that new development protects the living conditions of neighbouring occupiers.

In this instance, the proposal would have a harmful effect upon our residential amenity through:

- * loss of daylight;
- * loss of sunlight;
- * increased overshadowing;
- * an overbearing relationship;
- * loss of openness between neighbouring detached properties; and *
- an increased sense of enclosure.

Taken together, these impacts are unacceptable.

Request for a Site Visit

We respectfully request that the Case Officer undertakes a site visit from No. 14 St Mary's Road before determining this application.

The submitted drawings do not adequately demonstrate the true relationship between the two properties or the extent of the loss of light, outlook and openness that would result.

A site inspection from our first-floor bathroom and rear garden would enable the Council to fully appreciate the proposal's impact on neighbouring amenity.

Conclusion

For the reasons set out above, we respectfully request that Wokingham Borough Council refuses planning permission for this proposal.

The proposed development would:

- * harm the established detached character of St Mary's Road;
- * erode the important visual gap created by the linked garages; *
- create an overbearing and visually dominant form of development;

- * materially reduce daylight to our bathroom and internal hallway; *
- significantly reduce sunlight to our garden and patio;
- * create an unacceptable sense of enclosure; and
- * fail to safeguard the residential amenity of the adjoining occupiers at No. 14.

We trust these concerns will be given full consideration when determining the application.