

PLANNING REF : 260229
PROPERTY ADDRESS : 3 Lansdowne Terrace
: Twyford, Berkshire
: RG10 9DY
SUBMITTED BY : Mr James Gillett
DATE SUBMITTED : 19/02/2026

COMMENTS:

Re: Planning Application - Proposed Second Floor Bathroom Extension
at 4 Lansdowne Terrace, Grove Road, Twyford - Ref: 260229

We write with concerns regarding the above application.

Whilst we recognise and very much support our neighbours desire to improve their property, we have concerns that the proposal as it stands would result in unacceptable harm to neighbouring amenity and would fail to preserve or enhance the character and appearance of the conservation area in its present format.

Loss of Daylight and Overshadowing

The application relates to a mid-terrace property where natural light is already constrained. Our dining room, hallway and kitchen at ground floor level are heavily reliant on the existing rear aspect for daylight.

The proposed second-floor extension introduces a substantial increase in built form at high level, with a steeply pitched roof that ties directly into the existing eaves. By reason of its height, depth and roof profile, the development would materially reduce daylight to our ground floor rooms.

In our view, this would result in a harmful loss of residential amenity contrary to the principle that development should not cause undue harm to neighbouring living conditions.

Overbearing Impact and Loss of Outlook

The proposed roof structure appears disproportionately tall and visually dominant when viewed from neighbouring properties. Because the new roof form connects directly to the existing eaves rather than sitting lower within the roof slope, it increases the perceived mass and enclosure at second floor level.

The development would significantly obstruct the current outlook from our bedroom window and would create an overbearing sense of enclosure, failing the common planning test of whether development has an unacceptably dominant impact on adjoining occupiers.

Design, Scale and Roof Form

The steep and angular pitched roof design departs from the simple and consistent rooflines that characterise this Victorian terrace. The pointed, uneven profile introduces a form that is not reflective of the established architectural rhythm of the row.

A lower-profile or flat roof solution would reduce visual dominance

and better respect the scale and proportions of the host dwelling and adjoining properties.

Impact on the Conservation Area

It is our understanding that Lansdowne Terrace sits within a designated conservation area defined by its cohesive Victorian character, consistent roofscape and traditional proportions.

The proposed extension, by virtue of its height, roof configuration and visual prominence, fails to preserve or enhance the character and appearance of the conservation area. Instead, it introduces a discordant feature within an otherwise uniform terrace, undermining the historic roofline and established architectural pattern.

For the reasons set out above, I respectfully request that the Local Planning Authority give careful consideration to the impacts on neighbouring amenity and heritage character. At a minimum, substantial design revisions would be necessary to reduce the scale, dominance and visual impact of the proposal.

Thank you for your consideration.