

PLANNING REF : 262218  
PROPERTY ADDRESS : The White Cottage  
: Merryhill Green Lane, Winnersh  
: RG41 5JP  
SUBMITTED BY : Mr Heath & Mark Freeman & Mower  
DATE SUBMITTED : 13/10/2026

COMMENTS:

We are the owners of The White Cottage, the neighbouring property to Spring Croft, and wish to object to the application in its current form.

We would like to emphasise that we have no objection in principle to our neighbours extending their home. Our primary concern is the proposed two-storey side extension's proximity to our shared boundary and what appears to be a discrepancy between the separation distance described in the application and that shown on the drawings.

The application refers to a gap of approximately 700mm from our boundary. Whilst we understand that a 1-metre separation would be preferable, we would, in principle, be happy to accept a reduction to 700mm, provided this is the minimum separation maintained along the entire length of the extension.

However, having examined the submitted drawings, it appears that the 700mm gap is actually at the front of the extension and that this gap progressively narrows as the extension continues towards the rear. By the rear of the proposed extension, the gap appears to have reduced to almost nothing.

This is our principal objection. We are concerned that the application refers to a 700mm separation without making it clear that this may only be the distance at the front, rather than the minimum distance along the entire extension.

We would therefore ask the planning officer to obtain clarification from the applicant, supported by accurate dimensions showing the distance to our shared boundary at the front, middle and rear of the proposed extension, including confirmation of the closest point.

If the drawings are as they appear, we believe the extension would create an unnecessarily cramped form of development and adversely affect the spacing and visual relationship between the two neighbouring properties.

We have also sought independent architectural advice, which suggests that the extension could maintain a greater separation through a relatively straightforward redesign of the first-floor internal accommodation, rather than compromising the external relationship between the properties.

A secondary concern is the proposed position of Bedroom 3, which would face towards our existing first-floor bathroom window. Although our window is frosted, our architect has suggested that reversing the position of the bedroom and ensuite could provide a more considerate arrangement.

Finally, we would welcome a visit from the planning officer to The White Cottage, including our first floor, to assess the proposed extension's impact from our property.

In summary, we are not opposed to the extension, but we do object to the apparent reduction in boundary separation towards the rear of the building. We would be prepared to accept a minimum gap of 700mm throughout, but the drawings do not currently appear to this.

We respectfully request that these dimensions are clarified and, if necessary, the plans amended before the application is determined.