

PLANNING REF : 260626
PROPERTY ADDRESS : 5
: Finstock Close, Reading, Berkshire
: RG6 4JX
SUBMITTED BY : Mrs Karen Gambier-Smith
DATE SUBMITTED : 30/09/2026

COMMENTS:

Dear Planning Officer

I wish to formally object to planning application 260626 relating to my neighbour at 4 Finstock Close.

Having reviewed the revised submitted plans which appear just as impactful as the original plans, I believe the proposed development would result in significant harm to neighbouring residential amenity and would constitute an inappropriate and overbearing form of development.

1. Overdevelopment of the Site

The proposal would effectively double the size of the existing property and represents a substantial increase in its scale, bulk and massing. The resulting building would appear disproportionate to both the original dwelling and surrounding properties, creating a form of development that is out of keeping with the character of the rest of the road and unacceptable intensive use of the plot. Overdevelopment and impact on local character are material planning considerations.

2. Overbearing Impact and loss of outlook

Due to its significant size, height and proximity to neighbouring boundaries, the proposed extension would have a significant overbearing impact on my property at 5 Finstock Close. The development would create an unacceptable sense of enclosure and dominance when viewed from my home and front garden, and I am also concerned about the foundation impact to plants, trees and my own single storey double garage which is in close proximity to the development site. The scale of the proposal would materially affect the enjoyment of my property and would be harmful to residential amenity. Overbearing impact and dominance are recognised planning considerations when assessing neighbour impacts.

3. Loss of Daylight and Sunlight

The depth and height of the proposed extension would significantly reduce the natural light received by rooms (2x Bedrooms / my study which is my permanent place of work and my living room area) and outdoor areas within my property. Given the orientation and proximity of the extension, there is potential for increased overshadowing and a consequential loss of daylight and sunlight. Loss of light and overshadowing are material planning considerations which the Local Planning Authority should carefully assess.

4. Loss of privacy

From the new double storey side extension, additional windows would now look into my front garden and garage impacting my privacy.

5. Parking, traffic and highway safety issues

Any build of such a scale would massively add parking pressure to an already narrowed road. The house itself is on the bend of the road and so the additional traffic caused by workmen, skips on an area already difficult to manoeuvre around due to other residential cars will increase the issue of access and risk of accident. I already struggle to get out of my own drive way at the moment due to parking issues at the bottom of my drive which is next to the proposed development, making my driving turning area very tight. This would only increase the pressure and risk of damage to property, both during the build period but also once any extension is in place due to the increased number of residents that could now reside in the property. There is already considerable pressure on the road due to on-street parking and this would only increase issues of access for residents, refuse vehicles, delivery and emergency services.

6. Failure to Respect Local Character

The proposal appears out of scale with neighbouring properties and would materially alter the established pattern of development within the street.

The cumulative effect of the increased bulk and massing would be detrimental to the visual character and appearance of the area and would set an undesirable precedent for future development. Design, appearance, scale and character are material planning considerations.

Conclusion

For the reasons set out above, I respectfully request that the Council refuse this application.

Should the Council be minded to approve the scheme, I request that the concerns regarding overdevelopment, loss of light, loss of privacy, overbearing impact, traffic concerns and harm to local character are fully considered and addressed within the officer's report, which all residents should be able to view. I also believe the council should pose strict conditions requiring a construction traffic management plan, restrict working, and delivery hours, all contractor parking and material to be retained within the site and no skips or storage on the highway to all full access for residents and emergency services during the works.