

PLANNING REF : 260626
PROPERTY ADDRESS : 5 Finstock Close
: Reading, Berkshire
: RG6 4JX
SUBMITTED BY : Mrs Karen Gambier-Smith
DATE SUBMITTED : 08/05/2026

COMMENTS:

My objection is based on the following material planning considerations, which I believe warrant refusal of the application.

1. Loss of Light and Overshadowing

The proposed extension to the rear would result in a significant loss of natural light into my home, in particular my office, which I use daily as I work from home. The size, height, and proximity of the back extension would cause unacceptable overshadowing and reduce daylight levels, adversely affecting my ability to work effectively.

2. Noise and Disturbance During Construction

Given that both myself and partner permanently work from home, the prolonged construction period would cause significant noise, disruption, and disturbance during normal working hours. This would materially affect my ability to carry out my employment from my home and would impact my enjoyment of the property. The intensity and duration of construction activity associated with such a large extension have not been adequately addressed or mitigated within the application.

3. Overdevelopment of the Plot and Impact on Character of the Area

The proposed extension represents an overdevelopment of the plot, which is excessive in scale relative to the size of the site. The proposal is out of keeping with the established character of the street, which is defined by more modestly scaled properties with sufficient spacing and visual balance.

4. Traffic, Parking, and Highway Safety Concerns

The development is likely to result in increased vehicle movements both during construction and following completion, leading to additional pressure on already limited on-street parking. This would exacerbate existing parking difficulties, reduce highway safety, and inconvenience neighbouring residents. The application does not sufficiently demonstrate how these impacts would be managed or mitigated.

5. Impact on Trees and Root Systems

The proposed extension poses a risk to existing trees located near the boundary of my property. In particular, there is concern regarding potential damage to tree root systems, which could lead to long-term harm or destabilisation of the TPO oak trees which offer both beauty and help absorb road noise.

For the reasons outlined above, the proposed development would result in unacceptable harm to residential amenity, the character of the area, highway safety, and the local environment. I respectfully request that the council gives full consideration to these objections and refuses planning permission for this application.