

PLANNING REF : 260895
PROPERTY ADDRESS : 26 Blackstone Way
: Earley, Berkshire
: RG6 1FF
SUBMITTED BY : Mrs Lindsay Whiting
DATE SUBMITTED : 11/05/2026

COMMENTS:

I wish to formally object to planning application 260895, which seeks permission for the extension of an existing garage adjacent to our property.

1. Loss of Amenity and Outlook

The proposed extension would materially intrude upon the outlook from the window of our primary living space, namely our living room. This room is the main habitable area of our home, and the proximity, scale and positioning of the extended garage would result in an overbearing impact and an unacceptable loss of outlook and visual amenity.

This is contrary to Policy CP3 (General Principles for Development) of the Wokingham Borough Core Strategy, which seeks to ensure that development maintains and enhances the quality of life of existing and future residents, including safeguarding residential amenity. It also conflicts with the Borough Design Guide, which emphasises that extensions must not result in unacceptable harm to neighbouring properties through loss of outlook, dominance, or reduced amenity, particularly where primary habitable rooms are affected.

2. Noise and Disturbance During Construction and Occupation The extension works can reasonably be expected to generate significant noise and disturbance during construction. Given the close proximity of the garage to our living accommodation, this would have a direct and harmful impact on our residential amenity.

Furthermore, the application does not clearly specify how the enlarged garage is intended to be used. It is reasonable to assume that an extended garage would be accessed more frequently than a standard domestic garage, leading to increased noise and activity. This is inconsistent with Policy CC06 (Noise) of the Managing Development Delivery Local Plan, which requires that new development should not result in an unacceptable increase in noise levels that would harm the living conditions of existing residents.

3. Impact on Shared Driveway Access

The garage is accessed via a shared driveway, which also serves our property. During construction, use of contractors' vehicles, deliveries, and equipment is likely to restrict or prevent our access, causing significant disruption to our day-to-day use of our home.

In addition, any increased future use of the extended garage would necessitate additional vehicle and pedestrian movements along the shared driveway, directly past our property and living room window. This would further undermine our residential amenity and privacy. This conflicts with Policy CP3 of the Core Strategy and Policy CC01 (Presumption in Favour of Sustainable Development), which require development to function well within its context and not create unacceptable impacts on neighbouring land uses or access arrangements.

4. Impact on Residential Character

The intensified use of a garage accessed via a shared driveway, particularly where it passes directly in front of our living room window, would be out of keeping with the quiet, residential character of the neighbourhood. Wokingham Borough Council's Borough Design Guide and adopted planning guidance stress that development should respect local character, avoid overdevelopment, and ensure that access arrangements do not undermine the privacy or tranquillity of neighbouring homes. Accordingly, the proposal is contrary to the Wokingham Borough Core Strategy, the Managing Development Delivery Local Plan, and the Borough Design Guide, and I respectfully request that planning application 260895 be refused.