

PLANNING REF : 251704
PROPERTY ADDRESS : Cerney
: School Road, Barkham, Wokingham, Berkshire
: RG414TR
SUBMITTED BY : Mr Gaurav Raina
DATE SUBMITTED : 04/10/2025

COMMENTS:

I am writing in response to the planning application number 251704 for the property Suncot, which borders my property, Cerney. I understand that Barkham Parish Council has requested an extension to provide their comments; however, as I am unsure whether that extension has been granted, I am submitting my feedback ahead of the stated deadline of 7th October 2025.

My property shares the western boundary with Suncot, along which there is a substantial Cypress hedge. From the planning documents, I note that the proposal includes extensions to the roof, as well as rear, side, and front extensions, with dormer windows and a double gable at the rear. However, I could not find any reference to the plans concerning the western boundary with Cerney, such as whether a new boundary wall is proposed or whether the existing hedge arrangement will remain in place.

If the intention is to retain the existing hedge, I would like to stress the importance of regular and responsible maintenance of this hedge by the owners of Suncot. I have previously raised this matter with them, as the hedge has already begun growing into my property, and this is becoming a significant concern. When I moved into Cerney, the hedge had been left severely overgrown due to a lack of upkeep by previous owners on both sides, and I had to carry out considerable work to bring it back under control. I would like to avoid a repeat of that situation, as neglecting maintenance will only lead to further overgrowth and unnecessary work for both properties.

To maintain a good boundary and avoid any unnecessary work or misunderstanding in future, I will continue to look after my side of the hedge and would kindly ask that the owners of Suncot do the same on their side. Regular maintenance on both sides will help keep the hedge healthy and prevent it from becoming overgrown or difficult to manage, ensuring the boundary remains tidy and well-kept for both properties.

In addition to the above, I would be grateful if the Council could consider the following points as part of their assessment:

Privacy and Overlooking: The proposed roof and loft extensions, including dormer windows and the double gable at the rear, could potentially overlook Cerney's garden and rear-facing rooms. I would appreciate confirmation that any windows facing west towards Cerney will be obscure-glazed and non-opening below 1.7 metres in height to protect mutual privacy.

Overshadowing and Light Impact: Given the increased height and massing of the extensions, I would request that the Council assesses

the potential impact on natural light and overshadowing of Cerney, particularly in the garden area adjacent to the shared boundary.

Construction and Access: I would ask that construction access, storage of materials, or scaffolding be carefully managed to avoid encroachment on the shared boundary or damage to the existing hedge. Including a construction management plan would help ensure the boundary and hedge are properly protected during the works.

Drainage and Runoff: With the additional roof area and any new hard landscaping, I would like reassurance that surface water drainage will be appropriately managed to prevent runoff onto Cerney's land.

Boundary Definition: As there is no clear indication of a new fence or wall, I would ask for confirmation that no changes will be made to the current boundary alignment, and that any boundary treatments remain consistent with the existing arrangement.

Finally, I would appreciate clarification on what measures are proposed to maintain privacy along the western boundary between Suncot and Cerney as part of the development plans.

Thank you for your attention to these points.