

PLANNING REF : 250636
PROPERTY ADDRESS : 31 Hyde End Road
: Shinfield, Berks
: RG2 9EP
SUBMITTED BY : Mr Edward Rundell
DATE SUBMITTED : 29/03/2025

COMMENTS:

As the home owner to the North of this property, we would highlight concerns and considerations of this proposal as follows:

1. Obstruction of Solar Panels

The height and positioning of the proposed development may obstruct sunlight to the solar panels installed on our property (no. 31), noting this development is to the South of our property, blocking direct sunlight. This would affect our ability to generate renewable energy and could lead to financial losses. What is the proposed shadow footprint of this dwelling?

2. Loss of Privacy

The proposed dwelling would overlook our garden (no. 31), being in much closer proximity compared to the old property (no. 39 as it was). This has potential to significantly impact our privacy depending on its design. The enjoyment and use of our outdoor space would be greatly diminished if the construction is overlooking. The dwelling is also in close proximity to no.39, and would overlook this property.

3. Loss of Natural Light

The proposed building would block direct southerly light into one of our rooms of which this is its only window, creating a darker and less usable space.

The proposed development also appears to be directly in front of large windows on the neighboring property at No. 39 which would have a significant impact on their natural light and views.

4. Reasonable views from an occupier of no.39

We would note that no.39 is currently unoccupied, therefore limiting any objections from any occupier. We believe planning needs to consider what would be reasonable considerations or objections from an occupier of no.39. e.g. extending the consultation until an occupier is established.

We object to the Application on the basis it does not detail out the position or nature of the construction, or how the above issues will be mitigated.

Regards,