

PLANNING REF : 260695
PROPERTY ADDRESS : 36 Loxwood
: Earley, Reading, Berkshire
: RG6 5QZ
SUBMITTED BY : Mr Safdar Hussain
DATE SUBMITTED : 15/04/2026

COMMENTS:

With regards to shading of windows to no.65 and comments made with concerns raised in relation to potential overshadowing and shading impacts arising from the proposed rear dormer.

Position and Nature of the Dormer

The proposed dormer is Located entirely on the rear roof slope of the host dwelling
Positioned behind the principal rear wall elevation
Set below the ridge line and designed in accordance with standard residential roof extensions. Importantly, the dormer does not project beyond the vertical plane of the existing rear wall at ground or first floor level.

Assessment of Overshadowing and Shading - From a planning and technical perspective:

Overshadowing typically arises from bulk at lower levels (e.g. extensions projecting from the rear wall)
The proposed dormer is a high-level roof addition, which does not materially increase the building footprint or depth
The dormer does not introduce any additional massing at the level where sunlight is most affected
Any incremental change occurs well above the main zone of light penetration to neighbouring windows and gardens
Daylight & Sunlight Principles
In line with the principles set out in the BRE Guidelines - Site Layout Planning for Daylight and Sunlight, The key tests (including the 45-degree rule) are applied from neighbouring windows to assess impact
As the proposal does not extend beyond the rear wall, it would not breach the 45-degree line when assessed in plan or elevation, therefore There is no material loss of daylight or sunlight to No. 65

The proposal remains fully compliant with recognised amenity standards

The relationship between the properties is typical of suburban residential development, where the Rear dormers are a common and well-established form of development
The separation and positioning ensure no unacceptable overbearing or overshadowing effect Furthermore the dormer's elevated position means it does not obstruct direct sunlight paths in any meaningful way The primary source of light to No. 65 remains unaffected

The concerns raised regarding shading and overshadowing are respectfully not substantiated in planning or technical terms.

The proposed rear dormer Is located behind the rear wall
Does not increase the building's footprint or depth
Does not breach recognised daylight/sunlight assessment standards

Will not result in any material loss of light or amenity to No. 65

Accordingly, the proposal is considered to be fully compliant with local and national planning policy relating to residential amenity, and the objection should not be given determinative weight.

It is also noted that similar rear dormer extensions are prevalent within the surrounding area, establishing a clear precedent that such forms of development do not give rise to unacceptable amenity impacts.