

PLANNING REF : 260008
PROPERTY ADDRESS : 40 Woodlands Avenue
: Woodley, Woodley, Berkshire
: RG53HJ
SUBMITTED BY : Mr Vinoth Kumar Velumani
DATE SUBMITTED : 02/07/2026

COMMENTS:

We wish to formally raise concerns regarding the two dormer windows shown on the Proposed East Elevation, which directly overlook the west side of our home.

Our property is constrained to having windows only on the west elevation. In addition, our neighbour at 38 Woodlands Avenue already has two windows facing our east side. The introduction of two further upper floor dormer windows would therefore create a clear cumulative overlooking impact on both sides of our home, resulting in a material reduction in privacy and amenity compared with the existing situation.

The proposal also affects our ability to design a future extension, as our only option for natural light and ventilation is on the west elevation. Any approved dormer windows should not prejudice our reasonable future development potential, given our property's constrained window placement options.

We also note that the submitted first floor plan does not clearly indicate the treatment, sill height, or opening style of the proposed dormer windows. Should the applicant agree to appropriate mitigation measures such as obscure glazing, raised sill heights, or restricted opening we would be satisfied with the proposal and have no further concerns. These conditions would protect neighbouring amenity while still allowing the applicants to proceed with their development.