

PLANNING REF : 261414
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
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SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 06/07/2026

COMMENTS:

I am pleased to note that the developer has taken some steps to comply with the planning guidance and approved plans, but there are still significant issues:

- The property has not been built in accordance with the approved plans. The size is overbearing, dominates No. 26 and is out of keeping with the rest of the road.
- The side extension roofline is straight and too high compared to the approved plans. No. 19 opposite is a good example of how this can be done within the guidelines.
- Guidance states that the distance to neighbouring properties should be at least 1m. This was reduced to 800mm (20%) in application 241588, but is now further reduced to just 400mm (60% below the required distance in the Borough Design Guide).
- The roof dormers have been changed significantly and now includes a substantial dormer with floor to ceiling windows (allowing significant overlooking of the neighbouring area) compared to the approved more modest 3 dormers that were more recessed into the roof.
- Loss of light into the garden of No. 26 due to the increase height of the sidewall (nearly 20% taller than stated in the Borough Design Guide).
- Encroachment onto the public highway where the new driveway has been extended to partly cover the pavement.
- The construction of the side extension exceeds the site boundary of No. 28 as recorded by Land Registry. Historically applications that exceeded boundaries have been refused and if approved, this could create an extremely challenging precedent when it comes to other applications that exceed boundaries.

If Officers are minded to approve this application then I ask that it be considered by the Planning Committee.