

PLANNING REF : 252201
PROPERTY ADDRESS : 36 B New Road
: Twyford, Berkshire
: RG10 9PT
SUBMITTED BY : Mr David Meadowcroft
DATE SUBMITTED : 27/10/2025

COMMENTS:

David Meadowcroft
36B New Road
Twyford
RG10 9PT
meadowcroft1@ntlworld.com
Date: 27.10.2025

Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Re: Planning Application 252201 - 38 New Road, Twyford RG10 9PT

Dear Sir/Madam,

I am writing in relation to the above planning application concerning 38 New Road, Twyford, which proposes a two-storey side and rear extension, along with changes to the roof, garage, decking, and fenestration.
I live at 36 B New Road, which adjoins the site.

I wish to raise some concerns about the potential impact of the proposed development. Please note that these comments are made respectfully and purely on planning grounds.

1. Impact on light and outlook

The proposed extension extends significantly beyond the existing rear building line and towards the boundary with 36B. This may reduce the natural light particularly in the morning to the rooms on the left side of my property which consist of an upstairs bathroom, upstairs dressing room, downstairs toilet and downstairs hall as well as a glass roofed conservatory and the garden of my property, Can you assure me that it passes Wokingham's Outlook, Amenity, Privacy and Daylight SPD (2022), which sets out the 45 and 25 daylight tests to assess overshadowing?

2. Privacy and overlooking

The proposed first-floor side and rear windows could result in direct overlooking into our conservatory and garden area, affecting privacy.

3. Construction impact

I would also ask that, if permission is granted, conditions are included to manage noise and access during construction.

4. Note on boundary.

The existing timber fence that runs along the side of my property from my side gate to the end of my property, adjacent to 38 New Road is not positioned on the true boundary line. The true boundary line is as shown on the land registry records for 36B. The fence sits approximately two feet within my land, meaning that the legal boundary lies beyond the fence, closer to my neighbour's property.

Between the fence and the actual boundary line, there is an established beech hedge and also Tree 2 as marked in the tree report that belongs to me. This hedge and tree forms part of my property and must not be removed, altered, or interfered with as part of any approved works related to the neighbour's proposed extension including damage to the root systems.

I would therefore be grateful if this boundary detail could be noted on file in relation to the planning application, so that any assessment, site visit, or subsequent works take into account the correct boundary position and ownership of the hedge. I would like to provide a photo with a mark-up which demonstrates this situation. Please advise how to send this via the website or any other means.

I fully understand the applicant's wish to improve their property. However, I hope that the council will seriously consider these important comments as to the potential impact to local residents and neighbouring homes.

Thank you for considering my comments.

Yours faithfully,

David Meadowcroft