PLANNING REF : 262464
PROPERTY ADDRESS : 3 Kerris Way
: Earley, Berks
: RG65UW
SUBMITTED BY : Mr Colin Rogers
DATE SUBMITTED : 23/11/2026

COMMENTS:
I am writing to object to the above application which is adjacent to the immediate side to my property. For the reasons below, the proposal would cause unacceptable harm to me and my wife's residential
amenity.

1. Loss of privacy and overlooking

The proposed terrace would look directly over the whole of our rear garden, including our patio and outdoor eating area. We would lose any reasonable expectation of privacy when relaxing, eating or entertaining in our own garden. A permanent terrace would makethis a daily occurrence and it would be highly intrusive. We have photographs which show the degree of overlooking available on request.
Single storey roofs are not normally designed or approved for use as amenity space. The railings would change a roof that causes no overlooking into a raised habitable platform.

2. Noise and disturbance

A raised terrace brings sustained outdoor activity, including conversation, music and gatherings much closer to our garden and bedroom than ground level use of the garden. Any lighting would add disturbance in the evening. We keep our bedroom windows open in summer, and we expect that any noise from the terrace would disturb our sleep. This would harm the quiet enjoyment of our home. It is difficult to control through conditions, as covered in the final paragraph, and it is likely to be a continuing problem.

3. Visual impact and out of keeping with the area

The property is currently undergoing significant extensions. Adding railings and a raised terrace on top of the single storey extension would make the rear of the house more dominant, and it would appear visually overbearing and intrusive from our home and garden. Raised rear terraces are not a feature of any neighbouring properties and are out of keeping with the character of the area, all being of a mock Tudor design.

4. Impact on light

We already receive limited early morning sunlight from the direction of the application site because of the tall mature council owned trees in the lane beside the property. The railing and furniture and people on the terrace, could reduce this light further.

5. Wildlife

Wildlife lives and nests in the mature trees and hedging alongside the site. Regular use of a raised terrace, with the associated noise, movement and lighting, risks disturbing these species.

Planning Policy

I believe the proposal conflicts with the following:

Wokingham Borough Core Strategy Policy CP3 (General Principals for Development), which requires development to be appropriate in scale, mass, height and character and to protect neighbouring amenity.
The Wokingham Borough Design Guide, in particular the sections on privacy, visual impact and amenity and on alterations and extensions. The National Planning Policy Framework, which seeks a high standard of amenity for existing and future users.

CONCLUSION

The harm to our privacy and amenity is significant, and we do not think it can be adequately mitigated. Unspecified screening of material and/or colour high enough to prevent overlooking would itself be overbearing. We therefore ask that the application be refused.

If the Council is minded to approve we ask that it considers conditions restricting the hours of use and prohibiting external lighting and amplified sound. We would also like the opportunity to speak with the case officer, and we invite the officer to see the view from our garden.