PLANNING REF : 262464
PROPERTY ADDRESS : 5 Kerris Way
: Earley, Berkshire
: RG6 5UW
SUBMITTED BY : Mrs Christine Hayes
DATE SUBMITTED : 23/11/2026

COMMENTS:
Objection to Planning Application 262464
Site: 1 Kerris Way, Earley, Wokingham, RG6 5UW
Proposal: Householder application for the proposed installation of railings on existing single storey rear extension to use as a terrace Dear Sir/Madam,
I am writing to object to the above application. I live at 5 Kerris Way, RG6 5UW, which adjoins the application site to the rear. For the reasons below, the proposal would cause unacceptable harm to our residential amenity.
1. Loss of privacy and overlooking
The proposed terrace would look directly over the whole of our rear garden, including our decking and outdoor eating area. We would lose any reasonable expectation of privacy when sunbathing, eating or entertaining in our own garden.
The terrace would also look directly into our main bedroom window at eye level. During recent construction of the single storey rear extension, which remains ongoing (Planning Application No. 260588), the builders constructing the extension at roof level could see
straight into the bedroom whenever we raised the blind, due to the size of the extension and proximity to our home. A permanent terrace would make this a daily occurrence, and it would be highly intrusive. We have photographs taken from our main bedroom window and from our ga rden towards the application site, 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 bedroom than ground-level use of the garden. Any lighting would add to the disturbance in theevening. We keep our bedroom windows open in summer, and we expect that 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 my final paragraph, and it is likely to be a continuing problem.
3. Visual impact and out of keeping with the area
The property has already had significant extensions, currently in the process of being completed. Adding railings and a raised terrace on top would make the rear ofthe house more dominant, and it would appear visually overbearing and intrusive from our home and garden. Raised rear terraces are not a feature of 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 railings, and furniture and people on the terrace, could reduce this light further.

5. Wildlife
Wildlife lives and nests in the mature trees 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 Principles 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. Screening high enough to prevent overlooking would itself be overbearing. We therefore ask that the application be refused.
If the council is minded to approve, I 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 to the case officer, and we invite the officer to visit our property to see the view from our bedroom and garden.

Yours faithfully,

Christine Hayes and Paul Hoskins
5 Kerris Way
Reading
RG6 5UW

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