

PLANNING REF : 261889
PROPERTY ADDRESS : Barn End
: 5 Cricket Hill, Finchampstead, Berkshire
: RG40 3TN
SUBMITTED BY : Mrs Eleanor Baggs
DATE SUBMITTED : 23/08/2026

COMMENTS:

Please note this objection is submitted on behalf of myself and my husband, Christopher Baggs, also of 5 Cricket Hill. Our home, 5 Cricket Hill, directly adjoins the application site.

Whilst we have no objection in principle to the improvement of 5a Cricket Hill or a ground floor extension, we do object to raising the roofline to create habitable accommodation and the fenestration proposals for the west elevation on the following grounds:

1 The proposed enlargement would raise the ridge and flank wall right substantially along a boundary which is a mere 4.5 metres from our principal bedroom window, as a site inspection would confirm. Our main bedroom window directly faces the application boundary. The dramatic increase in vertical height directly opposite this window will cut off a significant proportion of natural daylight and sky exposure currently enjoyed by this room.

We believe the development breaches established 45 degree and 25 degree daylight guidelines as set out in the BRE guidance. By using the height of the existing flank wall so close to our boundary, the proposal will cause severe overshadowing to both our primary bedroom window and our private back garden.

2 The current layout of our property and 5a Cricket Hill comprises single storey dwellings side by side, maintaining an open aspect and appropriate spacing between the two properties.

Creating a full two storey structure so close to our home will create an unacceptably dominant and oppressive structure right outside our principal bedroom window.

Looking out from our single storey bedroom window, the view will be dominated by a large, close range flank wall and roof. This will create a claustrophobic sense of enclosure that will severely degrade the quality of our living space and rear garden area.

3 The proposed development fails to comply with key local planning policies designed to safeguard residential amenity.

It fails to respect the scale, height and massing both of our property and the attached property, 6 Cricket Hill.

It contravenes local policies which dictate that development must not cause demonstrable harm to the amenity of neighbouring occupiers by reason of overshadowing, loss of light, or overbearing appearance.

Conclusion

We consider the proposed development at such close proximity to our home is overly aggressive and causes unmitigable harm to our daylight levels, view, and living environment.

We respectfully urge the planning committee/case officer to refuse this application in its current form, or require the applicant to amend significantly the design by lowering the height, increasing the setback from our boundary, or retaining a single storey footprint, adjacent to our home.

However, if notwithstanding our objections, permission is granted for the development in its current form, we request that all windows in the west elevation should be fitted with opaque glass and the velux windows in the roof space should be fixed and not capable of

opening. Please let us know:

1 the name and email address of the case officer;

2 whether, in view of our objections a site inspection will take place, and if so the date and time so that we may attend; and 3 where we can submit photographs to support our objections.