

PLANNING REF : 251456
PROPERTY ADDRESS : 82 Woodward Close
: Wokingham, Berkshire
: RG41 5UU
SUBMITTED BY : Mrs Rachel Vasey
DATE SUBMITTED : 29/10/2025

COMMENTS:

Dear Planning Officer,

I am writing to object to the proposed above-garage extension at 81 Woodward Close, Winnersh, Wokingham, RG41 5UU on the following material planning grounds. I am the neighbour at 82 Woodward Close.

1. Loss of Light and Overbearing Impact

The proposed extension would cause a significant loss of natural daylight to our property at 82 Woodward Close. The majority of our main windows including those serving our living areas and extension's height and proximity mean that these windows would look out onto a solid brick wall, replacing the current open aspect with an oppressive and overbearing structure.

This would materially harm the amenity and enjoyment of our home, contrary to Core Strategy Policy CP3 and Managing Development Delivery (MDD) Policy CC03 of the Wokingham Borough Local Plan, which require development to avoid unreasonably affecting neighbouring properties.

2. Loss of Outlook

As most of our habitable rooms face the neighbouring property, the proposed design would block the outlook from almost all of our living spaces. Instead of an open view, our principal rooms would directly face a blank elevation, resulting in a substantial sense of enclosure and loss of visual amenity.

The extent of this impact is excessive and goes well beyond what might reasonably be expected from a domestic extension.

3. Overlooking and Loss of Privacy

The proposed Velux (rooflight) windows in the new first-floor extension would introduce direct views into our property and garden. Given the close relationship and orientation between the two houses, there is already a high degree of overlooking into our home and private outdoor space.

Adding further rooflights would intensify this, leading to a continual loss of privacy and reduced enjoyment of our garden and home, contrary to MDD Policy CC03, which seeks to protect neighbouring privacy and amenity.

For the reasons outlined above including the loss of light, overbearing impact, loss of outlook, and unacceptable overlooking I respectfully request that planning permission be refused.

Yours faithfully,

