

PLANNING REF : 260920
PROPERTY ADDRESS : 7 Headington Close
: Wokingham, Berkshire
: RG40 1TE
SUBMITTED BY : Mr Glen Hoad
DATE SUBMITTED : 11/05/2026

COMMENTS:

Objection to Planning Application 260902 - 34 Bowyer Crescent,
Wokingham, RG40 1TF

I wish to object to the proposed single-storey rear extension on the
following grounds:

1. Overbearing impact and loss of outlook

The proposed 3-metre rear extension would bring the building
significantly closer to my property. This would create an
overbearing effect and result in an unacceptable loss of outlook
from a bedroom window. The reduced separation distance would make
the extension feel oppressive when viewed from my property.

2. Loss of privacy and overlooking

The reduction in separation distance by 3 metres, combined with the
proposed roof lights in the extension, would increase the potential
for overlooking and loss of privacy to my bedroom window. The
submitted plans do not appear to include adequate mitigation
measures.

3. Harm from the wood burner flue

The installation of a wood burner with a 6-metre-high flue would
introduce a visually prominent and intrusive feature close to my
boundary. This would cause further loss of outlook and harm to
residential amenity. The flue also raises concerns regarding smoke,
emissions and air quality impacts on my bedroom, dining and kitchen
areas and I am concerned about exacerbating existing health
conditions in my family.

Summary

Overall, the proposal would cause unacceptable harm to the living
conditions of neighbouring occupiers through overbearing impact,
loss of outlook, loss of privacy and visual/amenity harm from the
tall flue. It conflicts with the Council's Local Plan policies, the
Borough Design Guide SPD (in particular sections relating to
residential amenity, privacy and extensions) and the National
Planning Policy
Framework.

I therefore respectfully request that this application be re
fused.