

PLANNING REF : 253154
PROPERTY ADDRESS : 14 Bythorn Close
Summary - Cumulative Harm to Residential Amenity

When considered cumulatively, the proposal would result in:

Overbearing impact

Loss of light

Loss of privacy

Reduced spacing between dwellings

Potential drainage impacts

These combined impacts would cause significant harm to our living conditions at 14 Bythorn Close, contrary to CP3, the Borough Design Guide SPD, and the NPPF, and therefore we respectfully request that the permission application be refused.

We have added more details below.

1. Overbearing Impact and Sense of Enclosure

The proposed first-floor side extension is located very close to the shared boundary with 14 Bythorn Close, resulting in a visually dominant and overbearing form of development.

To match the roof alignment of the garage extension with the main house roof as per the plans, the wall on the boundary to our garden will need to be increased in height by around 1 metre which will increase shadowing on our garden and loss of daylight, and add to the feeling of enclosure.

This conflicts with the Wokingham Borough Design Guide SPD (2023), which requires extensions to avoid overbearing impacts and to protect neighbouring outlook and amenity.

The proposal fails to meet accepted guidance that separation distance between an extension and neighbouring habitable room windows should be sufficient relative to the height of the building.

2. Failure to Maintain Adequate Separation Distances

The extension does not retain adequate spacing between dwellings, leading to a cramped appearance and loss of openness. The proposed extension to the rear of the property is less than 10 metres from our habitable rooms. This is contrary to:

Borough Design Guide SPD (2023) - sections on residential extensions and spacing between buildings.

Core Strategy Policy CP3 (General Principles for Development), which requires development to be of an appropriate scale and form that respects surrounding properties.

3. Loss of Daylight and Increased Overshadowing

Due to the height and siting of the extension, there would be a material loss of daylight to habitable room windows at 14 Bythorn Close, along with increased overshadowing of our garden.

This conflicts with:

Core Strategy Policy CP3

National Planning Policy Framework (NPPF), which requires development to maintain a high standard of amenity for existing residents.

4. Loss of Privacy from New Windows

The proposal includes 5 new windows in the side elevation facing directly towards 14 Bythorn Close.

Given the limited separation distance, these windows would result in direct overlooking of neighbouring habitable rooms and private garden areas.

This is contrary to:

Borough Design Guide SPD (2023), which states that first-floor side windows close to boundaries should be avoided or obscure-glazed to prevent overlooking.

Core Strategy Policy CP3, which seeks to protect residential privacy.

5. Harm to Character and Spacing of the Area

The extension significantly reduces the visual gap between properties, creating a terracing effect that is out of keeping with the established character of Bythorn Close.

This conflicts with:

Borough Design Guide SPD (2023) - guidance on maintaining rhythm, spacing and character

Core Strategy Policy CP1 (Sustainable Development), which requires development to respond positively to local character.

6. Inadequate Drainage and Surface Water Management

The application does not clearly demonstrate how additional surface water from the increased roof area will be managed.

Due to the proximity of the extension to the boundary with 14 Bythorn Close, there is a risk of surface water run-off affecting neighbouring land.

The plan does not indicate where guttering would be added but would presumably overhang our property which is not permitted. If no guttering is added then rainwater would run off directly into our garden.

This fails to adequately address:

Core Strategy Policy CP4 (Climate Change), which requires development to incorporate sustainable drainage measures
NPPF guidance on flood risk and surface water management.

7. Increased Flood Risk Due to Additional Roof Area

The proposal significantly increases the roof area of the dwelling, which will in turn increase the volume and rate of surface water run-off during periods of heavy rainfall.

As the site lies within an area affected by flood risk, the application fails to adequately demonstrate that the development will not exacerbate flooding on-site or increase flood risk to neighbouring properties, including 14 Bythorn Close.

No detailed Flood Risk Assessment or robust Sustainable Drainage Strategy (SuDS) has been provided to show how additional rainfall will be safely managed and attenuated.

This is contrary to:

Core Strategy Policy CP4 (Climate Change), which requires development to reduce and manage flood risk through appropriate drainage measures
National Planning Policy Framework (NPPF), which requires that

development in areas at risk of flooding should not increase flood risk elsewhere and should incorporate suitable surface water management.

8. Building on Boundary

The plans show the wall of the extension to rear of the property being built on the common boundary of the garden of 14 Bythorn Close. Planning regulations state that the extension must be set at least 50mm back from the boundary unless permission is provided (we have not provided permission).

As per the plan, the eaves of the rear extension will overhang our property boundary which is not permitted.

9. Additional Notes

* There are trees within falling distance of the proposed first storey extension above the garage, however the planning application incorrectly states that there is no tree within falling distance. * The plan states that matching bricks will be used however neighbours building extensions in the area have been unable to source matching bricks. This will result in an uneven appearance of the existing brickwork on the side of the garage extension and rear extension unless the original wall brickwork is also replaced.

: Lower Earley, Berkshire

: RG6 3BH

SUBMITTED BY : Mr Gavin Sayce

DATE SUBMITTED : 17/01/2026

COMMENTS:

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