

PLANNING REF : 260787
PROPERTY ADDRESS : 23 Elmwood Close
: Woodley, Berks
: RG5 3AL
SUBMITTED BY : Miss Carol Will
DATE SUBMITTED : 21/04/2026

COMMENTS:

I believe there are actually two planning applications

260787 - Householder application for the proposed erection of a single storey rear extension

and

260788 - Application for a certificate of lawfulness for the proposed erection of a hip-to-gable roof extension and installation of rooflights and a rear dormer to facilitate conversion of the loft to habitable space.

I wish to object to both of these applications, the reasons for 260787 are as follows:-

1 My property backs on to 6 Frimley Close and with this proposed single storey rear extension with bi/folding doors would bring the primary living space closer to the boundary with my property. As my property has the living space to the rear of my house this is likely to intensify noise transmission, particularly given the nature of large openings which facilitate indoor-outdoor living. Current noise levels are already high which results in my own property having to close my doors and windows when noise levels are high. With this new proposal this would in no doubt increase the levels resulting in unacceptable harm to residential amenity. This is contrary to the core planning principle of safeguarding neighbouring amenity, as reflected in the National Planning Policy Framework (NPPF), which requires developments to provide a high standard of amenity for existing and future occupants.

2 There are also several large conifers and several other tall trees on the property of 6 Frimley Close, which have not been maintained by the owners these trees severely overhang over the boundary fence and impact on my usable space in the garden. The conifers are currently over 4 metres tall with a further two trees another 4 metres above that. This has a loss of light and overshadowing and impacts how I use my garden. The proposed foundations appear to encroach within the Root Protection Area (RPA) of Tree (T1). Excavation in this area is likely to result in the severance of significant structural roots, contrary to the guidance set out in BS5837:2012 (Trees in Relation to Design, Demolition and Construction). Such root damage would: - Compromise the structural stability of the trees - Lead to decline or potential loss of the tree - Create a foreseeable risk to persons and property. This raises serious concerns that, should the root system be compromised, there is no confidence that the trees will remain safe or be properly managed. I would also note that under the section of Trees and Hedges the applicant has marked "No" regarding whether a

tree could fall on the proposed development or surrounding properties. This I believe is untrue. In the absence of a robust Arboricultural Impact Assessment and Method Statement demonstrating full compliance with BS5837 and adequate protection of the RPA, the proposal fails to ensure the retention of this important tree and should be refused.

I also wish to object to planning 260788 - Dorma Extension for the following reasons:-

1 I have concerns regarding the impact of the proposed works on my property, the surrounding properties and the character of the area. The hip to gable extension would significantly alter the existing roof form, resulting in a bulkier and more prominent structure that is out of character and appearance with the surrounding properties.

2 The dormer window appears to directly overlook our rear garden, living room and bedroom windows, which would result in a loss of privacy. In addition, the scale and projection of the rear extension may reduce the amount of natural light entering my living room which is to the rear of the property and create an overbearing presence due to its proximity to our boundary.

3 I am also concerned that approving this development could set a precedent for similar extensions along the rear boundary, leading to a cumulative loss of privacy and light for neighbouring properties.

With this level of overlooking is contrary to established local planning policies and design guidance which seek to prevent undue intrusion and protect residential privacy. For these reasons, I respectfully request that the application be refused, or significantly amended to address these material planning concerns.