

PLANNING REF : 250706
PROPERTY ADDRESS : 14 Dark Lane
: Reading, Berkshire
: RG10 8JU
SUBMITTED BY : Mr Nicholas Flann
DATE SUBMITTED : 19/04/2025

COMMENTS:

We would like to comment on the proposed new dormer window in the roof, shown on the South East elevation. This new dormer window would face directly into our garden. Despite being frosted glass there is no mention of it being fixed (unopenable) and in any case glass can very easily be changed. Looking at the plans there appears to be easy opportunity instead to put a window in the bathroom wall to the rear of the property, which would not overlook our property or any other property (and would also have the benefit of morning light). As this new dormer would look straight into our back garden at a relatively close distance, we feel that this would impact significantly on our privacy.

There is an existing first floor window on the South East elevation which also overlooks our garden and which impacts on our privacy. However, we note its change in use from part bathroom / part office to master bedroom, which would result in an increased area of non-bathroom window overlooking our property.

In summary, the addition of a new dormer window to this South East first floor elevation is a significant loss of privacy and there is an easy alternative option of having a window facing the rear of their property which would have no impact on any neighbouring property.

Other than the points above on the proposed changes to the South East elevation we have no objection to the rest of the plans.