

PLANNING REF : 261032
PROPERTY ADDRESS : 3 Arbor Close
: Winnersh, Wokingham
: RG41 5QY
SUBMITTED BY : Miss Saskia Campbell
DATE SUBMITTED : 13/05/2026

COMMENTS:

I am writing to formally object to the proposed planning application for the two-storey side extension with additional windows and Juliet balconies, along with the proposed rear gym building at 68 Arbor Lane.

My primary concern relates to the significant impact the proposed two-storey side extension and associated alterations will have on the privacy of my home. The two storey side extension with the addition of new windows and Juliet balconies across the rear of the property would significantly impact my existing privacy, both within my property and my garden. Of up most concern would be the reduction in privacy for the bedroom at the front of my property. The elevated views created by the new windows and Juliet balconies would allow direct sightlines into areas of my property that are currently private.

Furthermore, in order to facilitate the extension, it appears likely that existing screening plants and vegetation will need to be removed, which currently provide an important natural privacy barrier between the properties.

I also object to the proposed rear gym building. The proposed positioning of which again raises concerns around overlooking and loss of privacy in my rear facing master bedroom. In addition, the intended use of the building as a gym raises concerns regarding increased noise disturbance, including potential loud music and the impact of weights or gym equipment being dropped. This would negatively affect the quiet enjoyment of both my garden and home. If the building is used during evening hours, there is also likely to be increased light pollution affecting nearby bedrooms and neighbouring amenity during the winter months.

Finally, I have concerns regarding the environmental impact of the proposed rear gym building. Bats regularly fly from that area of the neighbouring garden across my property (I have video's of this), and the proposed development, associated lighting, and disruption to the garden environment may interfere with this established habitat and flight path. Given the protected status of bats, I believe this impact should be carefully assessed before any approval is considered.

For the reasons outlined above, I respectfully request that the application be refused.