

PLANNING REF : 242132
PROPERTY ADDRESS : 4 Byeways Close
: Reading, Berkshire
: RG10 9YL
SUBMITTED BY : Dr Trishna Odedra
DATE SUBMITTED : 11/09/2024

COMMENTS:

I am writing to formally object to the above-referenced planning application, which proposes the erection of an additional story on the existing bungalow at 3 Byeways Close, Knowl Hill.

My property, 4 Byeways Close, Knowl Hill, is immediately adjacent to the proposed development, and I have serious concerns about the significant impact this proposal will have on my home and quality of life.

1. Loss of Privacy

The addition of a second story, with multiple windows facing directly into my property, will result in a severe invasion of privacy. The proposed windows will overlook over three-quarters of my back garden and have a direct line of sight into my living room. Currently, a fence and a mature tree provide some degree of privacy; however, they are not tall enough to obscure visibility from the proposed new height of the neighbouring property. This loss of privacy will drastically reduce the enjoyment and use of our home and garden, making both spaces uncomfortably exposed.

2. Reduction in Natural Light

The proposed additional story will result in reduced natural light entering our property, particularly in the garden and key living areas including the living room and kitchen. The main source of natural light comes from the west and south-west areas of the property in the day and these will be the very areas blocked by the proposed new development. This reduction in light will affect the overall ambience and usability of these spaces, contributing to a diminished quality of life.

3. Impact on Property Value

We have consulted with a local estate agent who has confirmed that the loss of privacy will negatively affect the marketability of our home. Buyers are likely to be deterred by the lack of privacy, leading to a decrease in the property's value. This financial impact is a significant concern and should be taken into consideration when evaluating the application.

4. Increased Noise Levels

The proposed development also raises concerns about increased noise. The new first-story windows, when open, will likely result in noise intrusion from the neighbouring property, further diminishing the tranquillity and comfort of our living environment.

5. Potential Non-Compliance with Local Policies

We believe the proposed development may be in conflict with the National Planning Policy Framework, specifically in relation to maintaining residential amenity and privacy. Additionally, it may

contravene relevant policies within Wokingham Borough Council's Local Plan, which emphasize the protection of neighbouring properties from overlooking, overshadowing, and other forms of detriment.

In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015, Class AD specifically governs the construction of new dwellinghouses on detached buildings in use as dwellinghouses. Under Section AD.2.(1), it stipulates that one of the key considerations for approval, listed under subsection (g), is the potential impact on the amenity of neighbouring premises, which explicitly includes overlooking, privacy, and loss of light.

In our case, the proposed development will significantly impact these factors. The development will lead to overlooking into our property, reduce privacy, and cause a substantial loss of natural light to our main living spaces. These are crucial concerns that fall under the remit of the local authority's prior approval process, and we contend that the adverse effects warrant a reconsideration of the development plan.

This regulation underscores the importance of evaluating the broader impacts of new developments on surrounding properties, particularly in terms of living conditions and neighbourhood amenity.

6. Existing residential designs

I would like to emphasize that a two-storey building is entirely out of character with the existing bungalow design of Byeways Close.