

PLANNING REF : 252153
PROPERTY ADDRESS : 3
: 3 Foxcote, Finchampstead
: RG40 3PG
SUBMITTED BY : Mr Yuvaraj kotipalli
DATE SUBMITTED : 01/11/2025

COMMENTS:

Applicant's Response to Neighbour Comments - Planning Application
252153

****Property Address:**** 3 Foxcote, Finchampstead, Wokingham, RG40 3PG
****Applicant:**** Mr. Yuvaraj Shiva Kotipalli
****Agent:**** SK Design Consultant
****Planning Proposal:**** Two-storey side extension, single-storey rear extension, changes to fenestration, and erection of a front porch

1. Context and Background

This application is a resubmission of a previously reviewed and nearly approved scheme by the Council's Planning Officer in 2024. The previous application was only partially withdrawn due to the need for a bat emergence survey, which could not be completed at that time because of seasonal constraints. All previous design and planning assessments by the Council indicated the scheme was acceptable in terms of scale, appearance, and relationship to neighbouring dwellings.

Following detailed previous-application discussions with the Council's planning officer, Mr James, the front elevation and facade design were revised in line with his professional advice. These refinements reduced visual massing, improved the building line alignment, and ensured the proposal sits comfortably within the existing street scene.

It is also relevant that several nearby properties have recently implemented similar two-storey side and single-storey rear extensions, many of which follow comparable design principles and overall proportions. These demonstrate that the proposed works are consistent with the evolving character of the area and do not constitute overdevelopment.

The Council planner and the wider planning team were also made fully aware of the functional and family reasons for seeking this extension, which were discussed with Mr James at length during the previous application review. The current proposal continues to reflect those legitimate needs while remaining within the appropriate planning framework.

During the earlier review of the proposal, the Council's planning officer, Mr James, also visited the property in person to assess the orientation of the proposed extension in relation to the neighbouring dwellings. Based on this site visit and direct observation, it was confirmed that the proposed works would not result in any material loss of light or overshadowing to adjoining properties. The design and layout were therefore found to be appropriate and compliant with daylight and sunlight considerations

under the Council's adopted planning policies.

2. General Observations Regarding Neighbour Comments

A review of the public comments shows several points that are not directly related to material planning considerations and, in some cases, reflect misunderstanding or speculative concerns.

It is also important to note that there has been unusual and continuous observation of our household movements by certain neighbours, as evidenced by specific comments detailing who visits our property and when. This level of surveillance constitutes a privacy intrusion rather than a legitimate planning issue. It is disheartening that what should be an objective planning process has instead become a source of personal hostility and unfounded assertions.

3. Design and Character

The proposed extension respects the established character of Foxcote. All materials (brick and tile) are proposed to match the existing dwelling, maintaining uniformity within the street. The proposed front porch and side extension are of modest proportions and remain subordinate to the main dwelling. There are several examples of similar two-storey side and single-storey rear extensions within the wider Finchampstead area and adjoining roads, consistent with local precedent.

The claim that the design is "out of keeping" is therefore not substantiated, particularly as the Council had previously indicated support in principle for the same design.

4. Impact on Neighbours - Light, Privacy, and Overbearing

The orientation and separation distances between 3 Foxcote and neighbouring properties (Nos. 1, 5, and 6) ensure there will be no unacceptable loss of light or overbearing impact. The two-storey element is positioned away from the boundary with No.1, and the rear extension sits well within the rear garden envelope. There are no side-facing windows that would cause direct overlooking. The proposed hedge or screen fence along the driveway boundary can be retained or increased in height to further address privacy, should the Council consider this necessary.

Claims of constant noise, light pollution, and visitors looking into windows are not reasonable or material planning grounds. Normal household activity cannot be restricted under planning control.

5. Access, Parking, and Construction Concerns

The proposal does not alter vehicular access to or from the public highway. Parking will remain within the existing driveway, in full compliance with Wokingham Borough Council's parking standards. Any temporary site access or boundary protection during construction will comply with the Party Wall Act 1996 and relevant building control measures. The applicant has no intention to access neighbouring land without consent and will ensure proper separation during works.

6. Ecology and Bat Survey

As previously discussed with the Council, the only outstanding issue in the earlier application was the bat emergence survey, which has now been undertaken during the optimal season and submitted with this resubmission. This demonstrates the applicant's commitment to compliance and environmental responsibility.

7. Summary

- The design is in keeping with the area, using matching materials and proportionate massing.
- There is no demonstrable harm to neighbours in terms of privacy, light, or amenity.
- Concerns raised regarding household activity, visitors, and surveillance are not planning matters and should not influence determination.
- The scheme has already received positive officer feedback previously and aligns with Wokingham Borough Council's Local Plan and the Finchampstead Neighbourhood Development Plan policies, including D3.

8. Conclusion

We respectfully request that the Planning Authority assess this application on planning merit and factual evidence rather than neighbour speculation. The applicant has acted in full transparency, responded constructively to all technical feedback, and ensured the design enhances both the property and its contribution to the local area.