

From:
To: [Planning Enquiries](#)
Subject: Wokingham Borough Council Online Planning - Comment
Date: 09 March 2018 13:09:47

Application Number: 180214

Name: Matthew Smith

Address: 24 Allnatt Avenue, Winnersh, Berks, RG41 5AU

Comment Type: Object

Comment: We would like to object to the above planning application. While we are supportive of the application in principle, as the owners of No. 24 Allnatt Avenue adjacent to No 25 (owned by WDC), we have a number of concerns about various details of the application as submitted which means we feel we have to object to the proposed scheme.

Both No. 24 and 25 Allnatt Avenue have a brick shed/outbuilding to the rear of the properties, constructed at the same time as the houses. These are of a single wall brick construction with no damp course roofed with large reinforced concrete slabs. The floors of both buildings are a concrete slab. The outbuildings of No 24 and No 25 are conjoined, the concrete slabs forming the roof of the outbuilding belonging to No 25 overlap those of No 24 and would appear to be partially supported by the walls of the outbuilding belonging to No 24. The brickwork and slab roofs of both outbuildings are in very poor condition.

The application envisages the demolition of most of the existing outbuilding at No 25 to allow the construction of the proposed new extension. However, the submitted plans indicate that approximately 1.5m of the concrete roof slab of no 25 that overlaps the roof of our outbuilding at No 24 will be left in situ, apparently supported by a small retained remnant of the original single thickness brick wall of the outbuilding at No 25.

This planning application seeks to remove most of the outbuilding at No 25 and replace it with a single storey extension. We are also intending to submit plans in the very near future for a similar extension to the property at No 24 which would entail the demolition and removal of the outbuilding on our property.

Given the current poor condition of both existing outbuildings, we object to this application on the following basis:

1. As the outbuildings at No. 24 and No. 25 are conjoined, we are concerned that any demolition and / or excavation for foundations at No. 25 Allnatt Avenue may result in a partial or complete collapse of our outbuilding at No. 24. Should this happen then obviously any repairs, removal, legal or other costs associated with this would be the responsibility of Wokingham District Council
2. The proposed application would leave a section of reinforced concrete slab forming a covered passage between the new build at No. 25 and the wall of our outbuilding at No 24. Given the current poor condition of the existing brickwork, we have concerns that retained brickwork that appears to be the sole support for this slab are unsuitable and not fit for purpose. The current design would appear to be unsafe and at risk of collapse. Any such collapse could put our neighbours at No. 25 at risk, and could also damage the outbuilding at No. 24. Again, this has potential cost implications for Wokingham District Council.
3. This remnant of roof slab would to a large extent be supported by the walls of the outbuilding at No 24. We are concerned that the retention of this slab could potentially cause problems should we wish to go ahead with the proposed demolition of our own outbuilding at No 24 as discussed.
4. As submitted, the current plans are incomplete, without proper scaling or orientation or with the appropriate elevations, particularly of the roofline, such that we can judge how the proposed build would impact on our property, particularly in light of our own plans.
5. Given that the proposed build at No 25. is within 3m of our property, any Party Wall issues have not been discussed with ourselves.

No 25. Allnatt Avenue was visited by Mr Julian Emmanuel, a WDC surveyor, on 12 September 2017. We stated that we wanted facilitate the application at No. 25 in order to avoid unnecessary expense and delays for them when the plans were submitted. We discussed the matter of the outbuildings and offered to work with the

Council to facilitate the removal of both outbuildings at the same time. We are disappointed that he declined to do so and produced the plans that have been submitted as part of this application.

We have also had a meeting on site in February 2018 that included ourselves, our own Surveyor and Structural Engineer and Ian Daly, Senior Surveyor at Wokingham Borough Council. At this meeting we discussed the our concerns over the roof slabs, potential party wall issues and the feasibility, logistics and cost effectiveness for both parties of removing the current outbuildings at the same time.

Mr Daly was in agreement with us regarding the roof safety issues and very much in support of both sheds being demolished simultaneously. He agreed that that our suggestions for both properties were sensible, and that a revised plan for the proposed extension at No. 25 in conjunction with our own plans would lead to a better outcome for all. We were disappointed to be told later this could not be considered due to "it not being viable";

As stated initially, we are supportive of the application in principle, but not as it stands. As discussed with Ian Daley and Julian Emmanuel, we are happy to work with WDC with regards to an overall solution for the site which should be better and more cost effective for all parties.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.