

PLANNING REF : 252344
PROPERTY ADDRESS : 10 Retford Close
: Woodley, Berks
: RG5 4TP
SUBMITTED BY : Mr Colin Thomas
DATE SUBMITTED : 05/12/2025

COMMENTS:

1. We strongly object to having a window in the south wall of the Ground floor extension to the rear of the garage, from the proposed lavatory room. Even though the window is shown as 'fixed shut' and obscured, there is no guarantee this will remain the case in the future. Alternative means to ventilate the lavatory should be sought as we would not accept a window or vent through this south elevation.

2. . The proposal extends reconfigures the form of No 11 along the boundary with No 10. It is not clear what proposal exists for maintaining No 11 adjacent to this boundary. The architects or developers of No 11 need to confirm how maintenance to the gutters and built fabric of No 11 will be achieved without access from number 10. Previously the built boundary was limited to the garage which was a flat roof, readily accessed by the homeowner with storm water discharging to the east/rear.

3. They need to clarify that discharge of storm water from the south side of the main roof will not encroach beyond the site boundary with No 10, where it could have a detrimental effect on the foundations of north elevation wall of No 10. We request this is achieved by the storm water drainage from the south side of the house connecting into the below ground drainage, rather than discharging onto open ground or hard standing.

4. Please note that site boundary shown on the location plan and floor plans is incorrect. To the west, the site boundary is shown as presumably along the south east edge of the access drive to No 11 and 12. The position shown of this line is incorrect and currently extends across a good deal of the north west corner of the front garden of No 10. The access drive is broadly parallel-sided rather than widening towards Nos 11 and 12. Furthermore, the east-west site boundary between the buildings of No 10 and 11 was built some fifty years ago as the face of the south elevation of the existing garage of No 11, continuing along this line to the east as the garden fence. There is therefore precedent for its current actual location. All the drawings submitted by the architects or developers of No 11 incorrectly show this boundary as half way between the south elevation of the garage of No 11 and the north elevation of the house at No 10. These need to be corrected. A result of this correction will require consideration by the architects and developers of No 11 of demolition and construction techniques directly against the site boundary. Party wall issues will also require consideration such that the foundations for the new garage and its extension cannot encroach beyond the site boundary, which is the face of the south elevation of the existing garage. It may be a mutually satisfactory solution to these permanent and temporary issues may be reached by discussion between the owners of No 11 and No 10, possibly including temporary or permanent adjustments to the

location of the site boundary.