

PLANNING REF : 251443
PROPERTY ADDRESS : 1
: Chaucer Way, Wokingham, Berks
: RG41 3BG
SUBMITTED BY : Mrs Elizabeth Sarah Hughes
DATE SUBMITTED : 23/06/2025

COMMENTS:

I will have to reserve judgement on this planning application due to lack of detail and specifics and supported by some 'pretty' but unclear and unrepresentative 3D pictures.

There have been some changes to the rear of No 3 since the original title deeds which involved extending the garage and adding the conservatory. None of which was represented in the 3D plans. At that time no provision was made for the rear upper guttering for a downpipe - because the conservatory obstructed it. Therefore No 1 and No 2 still suffer overspill and flooding in heavy rain. During this extension, part of a boundary fence owned by No 2 was removed and replaced by what I believe is a party wall without consent.

It is unclear whether this proposed new structure will be against my boundary fence and if so how will the footings be dug.

It is also unclear whether the intention is to replace my boundary fence with the wall of the new build creating an extension to the party wall from No 2. If so this would be another area requiring planning and written agreement as the eaves would then invade my boundary - as happened at No 2.

Currently I have a moderate cypress hedge concealing the overlooking conservatory of No 3 from view but the new proposal will mean this will not be tall enough or long enough to do this. In fact the length of the new build will block out even more light from my property

which is already reduced by the vast 20 ft + conifers at the rear of the garden of No 3.

I believe that these issues over boundaries and title deeds make it difficult for me to make a fair judgement in the time allowed and I would welcome a site visit and advice if it were possible.