

PLANNING REF : 251443
PROPERTY ADDRESS : 2 Chaucer Way
: Wokingham, Berkshire
: RG41 3BG
SUBMITTED BY : Mr John Graham Hornby
DATE SUBMITTED : 10/07/2025

COMMENTS:

1 The 3D models do not give an understandable perspective of the proposed extension, indeed they are misleading re. juxtaposition to house and the boundary fence at No. 1 Chaucer Way - note this boundary is the responsibility of the owner of no.1, Mrs Hughes.

2 One 3D picture indicates windows looking towards no.1, another indicates a solid wall. Which is consistent with the actual plan? 3 How close to no.1's fence is the development proposed to be; will new footings need to be dug and will this affect this boundary fence?

4 How far away from the house wall which is the boundary with no. 2 will the extension be set back? The pictures give no indication, indeed they could be interpreted as showing that the wall which is the boundary with no. 2 will be extended. Please clarify.

5 On the deeds the boundary with our house (no.2) is shown as, working back from the front of no.3, no. 3's garage wall (responsibility of no.3), then fence (my responsibility, no.2). Several years ago an extension was built to no. 3 which extended the garage wall back so as to line up with the back of the house, i.e. the extended house wall took the place of the fence. I don't remember any planning application / discussion around this extension or responsibility for the boundary. I need to understand the status of this extended house wall (which as in 4 above might, subject to interpretation of the plans, be proposed to be further extended, though behind no.1).

6 Before the extension referred to above was erected there was a downspout taking upper roof gutter water down to the ground level drain. As a part of the extension work this was replaced by a "Heath Robinson" solution which involves a short downspout onto the tiled sloping roof, which will abut the proposed area for construction. This has never functioned properly and heavy rain causes a torrent of water onto my shed - which required me to re-roof the shed last year. Should the project be approved please can this be professionally addressed.