

PLANNING REF : 241960
PROPERTY ADDRESS : 18 Bayliss Road
: Wargrave, Berkshire
: RG10 8DR
SUBMITTED BY : Mr Alan Simmons
DATE SUBMITTED : 12/08/2024

COMMENTS:

I am owner and resident of the adjacent property. I have concerns about the proposal which I have only just heard about. Those concerns mainly centre around the ability of the existing sewage system to cope with the potential for the ability of the enlarged residence potential of number 19 to dispose of waste water and effluent to properly discharge without implications for my ability to enjoy my current property. It appears that when Planning Permission for the original property at Number 19 was granted this allowed the property to access the sewer at my property by breaking into my connection to the main sewer for Bayliss Road to discharge their Waste water and effluent using my connection. This has caused issues with blockages. One issue has been caused by Tree roots spreading from a Yew Tree protected under TPO 27/1970 in my Garden adjacent to the boundary. This necessitated my garden being dug up at significant expense and disturbance. In addition my access to the main sewer runs from my property round the back of Number 19 and into the main sewers

but with a 90 degree angle between number 19 and the Garden House. This has recently blocked leading to a back up of waste water and effluent. I am concerned that increasing the residential capacity of Number 19 beyond the initial Planning Permission will result in an increase in waste water and effluent. This is potentially exacerbated by the owners of 19 having added an extra shower room/toilet to the property again feeding into my sewage outlet. I note no front elevation plan is included. As this is the view seen from the road and my property I would expect to see a plan of how the property would look if permission is granted.