

Wokingham Borough Council
Planning Dept
POBox 157
Shute End
Wokingham
RG40 1BN

RECEIVED

09 JUL 2026

F.A.O. Annabelle Jones

Application Number 261262

Address: 9 Arthur Road, Wokingham, RG41 2SS

Dear Ms Jones

We understand from our neighbour at 7 Arthur Road Wokingham, that they are submitting the following objections to our Planning Application.

Objections

Concerns relating to the current design, particularly regarding the impact of the mature trees along the boundary and the considerable size and sense of enclosure that the proposed wall would create.

Response

The trees under discussion have been planted in the last 5 years since the owner has moved into the property. They have been planted very close to the boundary, knowing that the roots are shallow, outward-growing roots. The trees have not been maintained in a neighbourly manner and are currently growing right across, what is currently our garage roof, to the point that they are lying on the roof, causing damage to it. We also have concerns as to the height these trees have been allowed to grow.

We wish to remove all overhanging branches from our boundary across the garage roof, as once this has been converted, into rooms, they will not only be sitting on our kitchen roof, and windows, they will also be blocking all the light of two rooms. The foundations of the new rooms will be created by replacing the existing slab-style flooring with new slab-style flooring. As we are converting like-for-like we feel we have kept any impact on roots to a minimum. We do personally have our own concerns that, due to the closeness of the trees to the boundary and the nature of root growth of this kind, they could eventually undermine our foundations,

In response to the comment of the wall that is to be built, the wall is already there as we are using the existing garage wall, but we will be removing all the windows that currently overlook our neighbours' garden, giving them more privacy. We will be increasing the height of the wall by 6 bricks. If you look at our neighbour's garage height, this is only one brick above their garage wall and therefore feel this impact is extremely minor. We therefore do not understand this comment.

In our defence, when designing our new home, we tried very carefully to take into account our neighbours and any impact we may have on them. We have purposely not built across our

garage, we have kept the back extension in line with their double-storey height, so as not to cause any light issues. With the front of the house, we have again taken their comments regarding our new garage and put a gap between their garage and our new garage, even though their garage currently is up against the edge of our existing garage wall. The two-storey extension part has again been kept in line with their two-storey wall to eliminate any light issues.

We will also be employing a tree specialist to guide us on the safe removal of the overhanging Branches.

We have also noted that several other trees have recently been put further up in the garden by our fence and are already hanging over our boundary. We trust these will not be allowed to grow unchecked

We thank you for your time and look forward to hearing from you in the near future



Mr and Mrs R Daly

9 Arthur Road

Wokingham

RG41 2SS



Bricks difference in garages



Closeness of their garage to ours



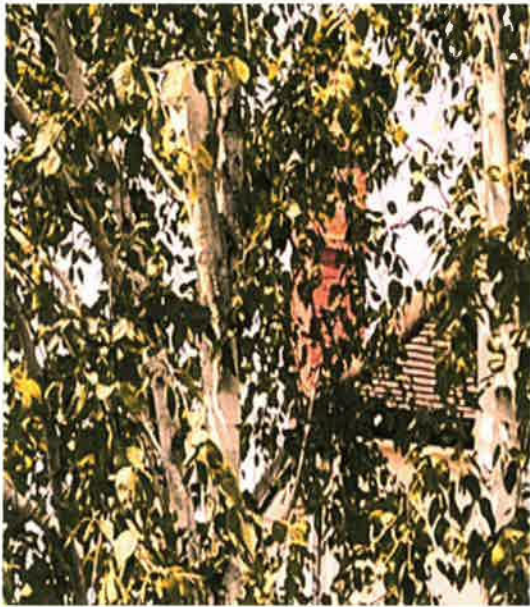
Height of trees and how overgrown they've been allowed to become



Our new part will be in line with the bay window wall, which is level with their house



Growth of trees



Back garden view of the over hanging t

Should you require an electronic
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