

PLANNING REF : 250828
PROPERTY ADDRESS : 137 Wilderness Road
: 137 Wilderness Earley, Reading
: RG6 5RD
SUBMITTED BY : Mrs Janet Claire Gough
DATE SUBMITTED : 09/10/2025

COMMENTS:

As owners of 137 Wilderness Road, our comments are about (1) how the single storey rear infill described as 'prayer room' will affect our property, and (2) drainage.

1. Prayer room

The plans as submitted show a free-standing wall adjacent to the kitchen wall that forms the boundary between 137 and 139. This would result in a narrow room - approx. 1.4 m wide by the time foundations and the thickness of the new wall are taken in to account. There would be a narrow gap between the new and existing walls which would make construction of the new wall and maintenance of the existing wall, the fascia, guttering and flat roof on either side difficult, particularly as the plans are not very clear about how the gap would be treated.

We have talked through these points with Mr Duddi (the owner of 139) and understand that his preference would be to attach the prayer room directly onto the existing wall of 137 and to extend the existing flat roof from 137 across the new room. We have no objection in principle to this approach but would like to see updated plans for how the existing fascia, guttering and roof would be managed (and would like confirmation that these changes to the plans as submitted have been discussed with Planning Officers).

2. Drainage

Our other comment is about adequacy of drainage with the addition of two new bathrooms to the property.

Foul water from 139 flows from the back of 139, across the boundary with 137 about 1.5 m from the rear wall where it joins sewage pipes from 137 (where there is an inspection chamber). This combined drain is a narrow pipe that runs diagonally across the back garden of 137, then across the boundary with 20 Reeds Avenue, along the side of that property until it reaches the main sewer on Reeds Avenue.

This drain has suffered blockages a number of times over the years, both from what has been flushed down the pipes and tree root ingress. As there is very limited access to the drain, the only real option for clearing blockages is rodding from the inspection chamber where the drainage from 139 and 137 meet. Again we have discussed this with Mr Duddi, who assures us that so long as there are the same number of people in 139, there will be no increase in effluent.