

Island Cottage
Thames Drive
Charvil
Berkshire
RG10 9TP

2nd December 2025

Dear Sir/Madam,

I am writing in relation to the revised planning application submitted for *Chilterns*, Thames Drive (ref. 252726).

I want to begin by expressing my support for my neighbours' wish to build a new family home and my appreciation for the improvements they have made since the previous application. I am grateful for their efforts to refine the design, including the increased set-back from the boundary and the landscape enhancements.

I do, however, wish to place a formal objection on record unless a small number of practical and straightforward conditions can be secured. These measures would ensure sound and visual privacy, and safety for the young children in both households, and they are in keeping with what is already shown on the plans or entirely achievable within the proposed structure.

My requests are:

1. A solid, high-quality boundary fence

Where the existing brick garage wall is to be demolished, I ask that a solid boundary fence of high quality (finished on both sides) is installed as part of the initial works. This is essential for security, safety during construction and long-term privacy. Whilst I welcome the proposed new hedging, vegetation alone cannot provide a reliable boundary in this location. Regular flooding is one factor that affects the long-term stability of planting, but even without flooding, hedging cannot be relied upon as a sole boundary treatment for privacy or safety. For this reason, planting should complement -not replace -a hard boundary.

I would also ask that the landscaping plan be amended to include a mix of suitable, non-toxic species rather than a single hedge type, to avoid the whole boundary failing and to ensure it remains safe for children.

2. **Obscure glazing to all first-floor windows on the first-floor side elevations that overlook my property.**

The side facing main bedroom window and first floor annex side window that overlook my property are currently shown as clear. I request that these are conditioned as obscure-glazed to protect mutual privacy for both households.

3. **A privacy and acoustic screen on the raised terrace**

The raised terrace at the back of the property is almost two metres above ground level. I request that a privacy screen is incorporated into the metal pergola structure on the terrace, running along the side facing my property. This would provide meaningful privacy and help reduce noise for both households. As the screen would sit solely on the side elevation, it would not obstruct any river views for Chilterns.

In addition, the existing olive tree on my boundary cannot be relied upon for screening of any kind. It struggles to survive the annual flooding, and, as with the boundary hedging, vegetation cannot serve as a sole privacy, safety or acoustic measure. A built screen is therefore the only reliable long-term solution.

4. **Confirmation that the Environment Agency has fully reviewed the proposal**

Given the site sits within Flood Zone 3b, I request reassurance that the Environment Agency has reviewed the revised application in full - including the footprint calculations, the treatment of the carport, and the risk that voids or open structures could be enclosed in future. Ensuring clarity on flood-related safety and compliance is essential.

These are simple, reasonable and proportionate measures, many of which reflect the spirit of the applicants' own intentions. I hope they can be honoured so that both households can enjoy privacy, safety and good neighbourliness as the project proceeds.

Thank you very much for your time and for ensuring the application is reviewed thoroughly against the relevant policies.

Kind regards,
Liz Dimmock