

PLANNING REF : 250824
PROPERTY ADDRESS : 38 Froghall Drive
: Wokingham, Berkshire
: RG40 2JF
SUBMITTED BY : Mrs Penelope Anne Black
DATE SUBMITTED : 17/06/2025

COMMENTS:

As indicated, I am the owner of 38 Froghall Drive. I share a boundary with "The Barn", 72a Waterloo Road, and am impacted by this application due to the narrow width of the garden of no 72a (approx. 6 metres).I am particularly impacted as the effects of the rear elevation of the proposed new build will directly face my property, over the narrow garden of no 72a.

Objection 1:

Major privacy intrusion to garden and bedrooms

Factors -

1.Increased height of house with 2 stories as opposed to existing one - the proposed new build will have windows on second floor with a view towards my garden and bedrooms, overlooking both.

2.Large balcony on rear elevation (6m x 3m)

As well as the windows mentioned above, I will be overlooked by the proposed balcony ,and, in particular, possibly by a large number of people ,as the size of balcony indicates its use as an elevated seating area for several people.

Note-

1.Currently there is partial screening by trees so only part of the current roof is visible through the trees. With increased height and the addition of second floor windows and balcony, this screening will be impacted.

2. I am concerned as to what will happen to the trees providing the partial screening referred to above for the following reasons:

i) The building works may result in possible loss of trees by root damage as the footprint of the new build will extend closer to the trees.

ii) The owner may experience a loss of light as windows are now closer to trees and wish to reduce their size or remove and replace these trees.

It is therefore requested that measures be put in place to ensure the tree boundary is preserved and the height of the trees is such that there is no invasion of privacy

Objection 2: The new footprint of the house is disproportionate to size and location of the plot and so out of keeping with neighbouring properties

Concerns

The building works will possibly take months and as a result:

1. There will be noise and dust pollution caused by the demolition and rebuilding
2. Access may be limited, causing problems and inconvenience to other house holders who use the narrow access road. Also, emergency vehicles and public services must have access at all times

Suggestions

Measures need to be in force to minimise these concerns -

Building only to take place between specified hours and not weekends

Measures are put in place to contain the spread of dust and pollution to neighbouring properties

There is no extra noise, apart from inevitable building /demolition noise eg no additional music radio etc. This is a quiet peaceful location and this should be respected

The access road needs to be available and not blocked for the other householders who need and have rights to use this road and also for others who have the need to access the properties eg delivery drivers, emergency services etc