PLANNING REF : 260591
PROPERTY ADDRESS : 1 Watermans Way
: Wargrave, Berkshire
: RG10 8HR
SUBMITTED BY : Doctor Felicity O'Malley
DATE SUBMITTED : 15/04/2026

COMMENTS:
The proposed building would have a negative impact on my property through drainage issues and loss of light.
I own 15 mature leylandii trees 5 metres tall which were planted 1metre away from the jointly owned boundary fence between my home and Mallards. No trees exist as shown on the Plan to the front of my garden abutting Station Road. I maintain the existing trees meticulously: they provide a beautiful screen and privacy to both properties. These trees were established long before Mr and Mrs Savory bought Mallards.

The driveway where the proposed garage/garden room/storeroom would stand is 1 metre higher than the ground level of my garden. The 'dwarf' wall is a retaining wall from my ground level to the driveway. The resulting 1 metre deep gulley between driveway and boundary fence allows drainage into my garden below. Mr and Mrs Savory do not keep this drainage channel free from rubbish and debris. Contaminated seepage into my garden has caused the second tree in the row to suffer dieback opening a wide gap above the fence. The clogging soil and
debris in the gulley is causing the fence posts and lower panels to rot. Mr Savory has refused to contribute to the maintenance of the fence since he purchased Mallards. The proposed building and possibly its contents would also drain into my garden: this is unsafe so close to my long-established and beautiful row of trees. My trees have a short period of morning light from the East and depend on afternoon and evening light from the West. The proposed building measures 6 metres in length and 3.7 metres from my garden level (the foot of the trees) to the roof ridge and would block light from the foliage of three of my trees one of which is the tree already affected and which would almost certainly die from this deprivation.

I would have no objection to the erection of the proposed building on the other side of Mallards' driveway but I ask the Planning Committee to refuse this Application.