

30 OCT 2025

Wokingham Borough Council
Planning Department
Shute End
Wokingham
RG40 1BN.

Date: 27th October, 2025.

61 Lincoln Gardens
Twyford, RG10 9HU

Ref: Planning Application Number: 252297

Site Address: 26 Wargrave Road, Twyford, RG10 9PQ

Proposal: Full application for the proposed erection of 1 no dwelling with associated access & landscaping.

Dear Sir/ Madam,

Please note the following comments we wish to make regarding this Application.

My elderly neighbour has asked me to add her name to these comments - her address and signature can be found at the bottom of this letter.

- 1) Drainage: Not being familiar with the language used in this section, we understand from the builder that a very modern Cesspit is to be used on this plot. (Surface Water Drainage Strategy?) I assume that this does in fact, cover all aspects of drainage of water on the property, surface water etc.
- 2) We are pleased that the fence will be retained - this is a good replacement for the rather poor hedge which was taken away and replaced by the fence. The maintenance of the Lincoln Gardens side of the old hedge had been paid for by the owners of Nos 26 & 61.

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- 3) We are hoping that the large vehicles delivering machines and building supplies will be delivered to the Hermitage- side entrance as Lincoln Gardens is a favourite place for many cars to be parked during the week.
 - 4) Boundary: We are hoping that the required distance from the property boundary will be 1 metre-this is not obvious in the plans we were sent, the boundary seems to vary.
 - 5) We do not consider that the building will cause any problem as far as effecting daylight to the property of either no 26 or 61.
 - 6) We note that a sky light appears in the roof. Is this necessary? We would object to any further development in the roof space at a later date.
 - 7) We would appreciate your thoughts on our comments.

Regards


Mrs. Pearl Stephenson

Mrs. Barbara Stopher
26 Lincoln Gardens
Twyford 
RG10 9HU