

PLANNING REF : 252259
PROPERTY ADDRESS : 147 Victoria Road
: Wargrave, Berkshire
: RG10 8AG
SUBMITTED BY : Mr Richard Robinson
DATE SUBMITTED : 19/10/2025

COMMENTS:

With regards to planning application 252259.

Comments on the proposal as follows, while working through the drawings and documents contained in the application.

A. Proposed Elevations for both the new garage and the new house / bungalow do not show them in context to the site and surroundings in which they stand. The existing boundary lines, fences and hedges along with the treatments of any retaining walls required to boundaries are not shown.

B. Proposed planting, especially on the elevations, do not relate to any on the site or adjoining properties. For example the existing mature retained tree located behind the new garage (ref No. 3) is shown on the same level as the existing garage and dropped to the new site level. See DRG No. AT-078-P2. Existing & Proposed Site Sections. Comments made in A also apply.

C. The fact that the amount of "on road" parking will be reduced to accommodate the new double garage access due to the fact that the whole width of the site will require a "dropped Kerb".

D . Below ground drainage run and manholes from 147 and 145 into the existing garage and the driveway not shown. One of the manholes is located in the existing garage and would appear to be located approximately where the new steps and chair lift, down (no arrow shown to indicate up / down no note to say chair lift. Items 04, 05. DRG. No. AT-078-P08. Proposed Site Plan) into the garden are located.

E. Concern regarding the parking area at the rear of the new garage, not just the retaining wall but the access gate to number 147, when manoeuvring vehicles.

F. I am very concerned the new house / bungalow located very close to boundaries to the South and West.

G. Has adequate space been left at the north end of the site between the new build and the culvert which runs down along the back fences to the properties in Fiddlers Walk.