

PLANNING REF : 252259
PROPERTY ADDRESS : 145 Victoria Rd
: Wargrave, Reading
: RG108AG
SUBMITTED BY : Mr James Shields
DATE SUBMITTED : 19/10/2025

COMMENTS:

The nine windows on West elevation appear to be only 1 metre from our fence and at several points appear to extend 1.5 meters above the height of the fence. There will be a significant loss of privacy. A higher fence might be required to maintain privacy.

The plans (Drawing AT-078-P20) appear to propose to excavate about 3 meters in depth from the current ground level of the current landscape. This will be adjacent to the two neighbouring properties on the East side AND 2 of the properties on the west side. This could result in the landscape in all 4 of these properties being unsupported and in danger of collapse and subsidence. Fence supports for the existing fences on both sides of the property would have minimal support & would likely collapse.

The plans do not show ANY retaining walls for supporting this volume of earth from the neighbouring properties.

Retaining walls may need to be 50% to 60% deep relative the the height of the retaining wall i.e. retaining walls with a width of 1m to 1.5m are required on both the East and West boundaries of the proposed building.

It is likely that the current planned building simply will not fit into the remaining space between the required retaining walls.

The proposed plans also do not take into account the drainage systems of 145 & 147 Victoria Road. These start on the north side of 145 Victoria Rd and head east towards 149 Victoria Rd. The proposed landscaping to reduce the ground level in 149 will likely impact this drainage system.

As an aside , the tree currently shown behind the current house on Drawing AT-078-P20 seems to have miraculously replanted itself 3 meters lower in the ground than it is currently situated - this does not seem realistic.

As other people have noted, the current design of a garage with an upper floor seems to open up the possibility of this building being converted into a separate dwelling. With additional residents, this would result in additional vehicles needing space to park. Given that the on-road parking has been removed to provide access to the garage, then there be be further exacerbation of parking congestion on Victoria Road if the garage was converted to a domestic residence at some point.