

PLANNING REF : 251639
PROPERTY ADDRESS : 37 Chaseside Avenue
: Twyford, Berks
: RG109BT
SUBMITTED BY : Mr And Mrs David and Suzanne Glew
DATE SUBMITTED : 18/08/2025

COMMENTS:

Plan 251639 Objections

As owners of Flat M we Strongly object to this application for the following reasons:

Health and Safety

- * The positioning of the caged units severely reduces access to windows from Flat M for evacuation in the event of a fire which could be a serious risk to life.
- * Construction of cage in wood surely intensifies the risk of fire.
- * Debris from vegetation or rubbish will gather within and around the cage increasing fire hazard.
- * Fan direction is now vertically up not horizontal which in event of fire will direct flames and smoke directly at Flat M above *
- Have any appropriate independent risk assessments been completed? If so, when, by whom, can we have copies please?
- * Noise pollution is very likely to increase as the new rear access door (marked MOE on plans) is not yet operational. How can it therefore be said that there is going to be no noise issue for the flats above/nearby?
- * Visually, the whole thing is a complete eyesore and will have a dramatic effect on the outlook from Flat M. View will go from the sky, trees, roofs of buildings opposite (including associated wildlife) and only seeing the car park when close to a window, to in future seeing the cage when much further into the flat.
- * We are concerned that this change of outlook will be detrimental to our tenant's mental health.
- * Consideration does not appear to have been made to the likelihood of increased air pollution in the flats above, especially the potential for CO2 and dust. Neither of these are conducive to good respiratory health.

Environment

- * As stated above, debris will gather in and around the cage, and could potentially become a health hazard. Who will be responsible for cleaning this?
- * The fans blowing vertically also have a likelihood of contaminating the air in Flat M in particular, through warm air, possible other gases and dust. The warm air will be particularly unwelcome as the property is very hot anyway.
- * The path around the rear and side of the cage is open to public access it will be extremely likely that this will become an unofficial public toilet for those caught short in the area, just as the bin area is used currently.
- * Teenagers also tend to gather in groups around the area and are likely to gather behind the cage as they will be hidden. Could potentially mean property damage, vandalism of cage, cage climbing, even fire starting could be part of the activities.
- * Likelihood of rough sleepers too since the area will be warm and protected.
- * Our biggest environmental concern is that the precinct is a widely known drug dealing area (try watching from any flat window near to Tesco of an evening!) and the cage will hide a multitude of sins, possibly not only dealing but partaking too with it's added danger

of needles and other drug paraphernalia.

* How is it proposed that external maintenance is managed, especially around Flat M? How will window cleaners do their job, what about maintaining windows, external pipe work, guttering etc. Currently would be able to use a cherry picker for access but this will not be possible in future. There's already an issue with the window cleaner not cleaning the flats skylights as this requires roof access. Perhaps if the windows stay dirty tenants won't see the monstrosity outside!

Access/Parking

* Access to both electric and water meters for Flat M and the others at that end of the building will be behind the cage. Not only will this make them difficult to read and maintain, it also leaves them vulnerable to vandalism.

* Huge potential for people, especially lone females, to feel vulnerable and intimidated especially after dark when parking and using the building rear access to their properties. Service yard already dimly lit and this cage would make things worse especially with added noise masking sound of other's movements.

* Comments made in the planning documents that no parking spaces will be compromised is a complete and utter lie. Currently if you view the Google Maps satellite image for the area you can quite clearly see the previous units and cage on the raised curb adjacent to the building. Next to this are 4 x parking places clearly marked out. It doesn't take a rocket scientist to look at the plans and measurements to see that 3 of these will disappear with the width of the fourth one being greatly compromised. (We can forward screenshot of Google image if required). These spaces are conveniently not marked on the plans!

* Parking in the service yard is not just for retail properties but for tenants and visitors to the flats. This has been very problematic during building/modification work being performed for Tesco currently. Not only is the current work utilising 4 spaces, tenants don't want to park close to the works for fear of damage and being covered in dirt, thus reducing useable spaces again.

* Another parking issue currently causing problems is the use of service yard spaces being used by customers of the mini-mart who are allowing all to enter via their rear access so that they don't have to walk the long way around. There are a lot of customers for the business doing this all day and every day, greatly impacting residents parking.

* A reduction of parking spaces by 4 is going to cause a lot of unnecessary stress and inconvenience to all tenants and could also contribute to mental health issues.

Depreciation

* If these plans are passed without modification then our property is extremely likely to reduce in value and almost certainly become a less desirable place to live, also affecting the ability to sell

* We have concerns also about the property being in a reduced rental stream, thus compromising our future income. Also potentially reduced rental stream and fewer potential tenants.

* The property was purchased as an investment for our families future to help us not be so dependent on governmental assistance. Reduced income streams would compromise this desire to be

independent and has the potential for us to add to funding requests via local government.

Suggested solution

Reposition the units on the roof above the Tesco Express property away from the flats or move it to the eastern end of the building and take up some of the yellow hatched box area instead of parking places and also moves it away from flats.