

PLANNING REF : 250984
PROPERTY ADDRESS : 10 Shefford Crescent
: 10 Shefford Crescent, Wokingham, Berkshire
: RG40 1YP
SUBMITTED BY : Mr Ian Prangle
DATE SUBMITTED : 11/05/2025

COMMENTS:

The proposed plan demonstrates the ground floor roofline, without guttering, would discharge rain water onto the property of number 10. The addition of guttering to prevent this would overhang the property of number 10 and therefore the design needs to be re-considered to prevent encroachment of the neighbouring property

The "existing" plans submitted as part of the application appear to be incorrect and show the rear extension as aligned to the boundary line / attached to the property of number 10 - this is not accurate and does not align to the existing structure. It is a concern that accurate planning information has not been submitted for a planning committee to review with clear documentation.

It is worth noting that the pre-planning guidance on parking/driveway has already been disregarded by the lack of soft landscaping as this work has already been completed ahead of planning approval.

There is concern that further work if approved will fail to adhere to the planning process, as demonstrated by the driveway.

The street scene would change significantly if approved, and I note this was a reason why previous planning declined a far softer extension on the same property.