

PLANNING REF : 252580
PROPERTY ADDRESS : 37 Chaseside Avenue
: Twyford, Berkshire
: RG109BT
SUBMITTED BY : Mr And Mrs David and Suzanne Glew
DATE SUBMITTED : 25/11/2025

COMMENTS:

As owners of Flat M we strongly object to this application for a number of reasons, many of which were noted against the previous application 251639. The modification proposed in this application as a solution to a number of issues (locking gates at either ends of the walkway area) will, we believe, make some issues worse and raises other problems.

Issues (new and updated)

- A large industrial waste bin is being stored and used within the compound housing the aircon plant. Also a vermin bait trap has been setup in the rear walkway area. Therefore there must be an expectation of infestation, even if there is not one already. No mention of this has been made - how long will it be before this affects the flats and who will have to pay for the removal?
- The application specifies that 3 parking places will be removed, however, the compound gate in use opens onto another parking place thus reducing parking further.
- Other issues that should be considered affecting parking, but don't appear to have been taken into account include the increased numbers of staff required who park in the service yard, the increased footfall who park in the service yard, the store gets more deliveries and therefore have to keep more cages for pickup which get stored either in parking places or in the walkway area. Waste bins for Tesco also take up parking places. All this without considering other spaces which are lost to waste disposal/recycling for the flats and other businesses, or those that have been lost to the EV chargepoints and equipment.
- Putting up gates at either end of the walkway does not mitigate the issues raised previously - in our opinion, it raises more.
- Litter is already gathering around the area, which is likely to get worse. Added to this, staff are currently using the new rear exit to gather on their breaks to smoke and chat. As well as throwing their litter especially butts on the floor, they have no consideration for those in the flats above.
- The water meters and electricity meters for the flats above will be within the gated walkway. Full unrestricted access to these is required 24/7 including maintenance access. How is that going to work?
- Is the proposed gated area a public walkway?
- Is the new rear exit door a fire exit as locking off the walkway will restrict exit access as anyone fleeing that way would not be able to turn right.
- The gated walkway further restricts emergency service access to the flats above if they are unable to be rescued through the other side of the building so their only option is through the windows!
- The gated walkway will make it even more difficult to maintain the external areas of the flats above.
- There are still concerns about the direction the fans blow in, as raised previously. However, as they are new units, they currently are noticeable but at a reasonable noise level. It remains to be

seen what happens when they bed in or start to malfunction.

- As expected, the direction the fans are blowing in has increased the dust levels in the flats above, especially when windows are open.

Surely this must be a major consideration that the fans should be re-sited or do the residents just have to accept an increase in pollution so that the big conglomeration can get its own way by stepping on the little people with no consideration?

- A new noise issue has arisen though, noticeable especially in the rear access corridor to the flats, where it is now impossible to have any sort of conversation. We assume that this is being caused by

fridge/freezer compressors being against or very close to the wall and causing vibrations. It needs investigation and sorting asap.

- There are also a number of issues around how the proposed access is used operationally and how these will affect residents, which don't seem to be being addressed - deliveries are not currently taken through the new door, however, staff are using it for entry/exit, breaks (smoking), taking out cages and crates to store in walkway

area, taking rubbish to the bins. Again, all with no consideration for those above. How much disturbance is this going to cause when they go operational at all times of the day and night?

- If it is proposed to take deliveries from lorries

- Currently deliveries are made by lorries parked in the hatched area of the service yard and these are then taken in through the main

entrance. If it is proposed that the lorries make deliveries at the same point and that the cages are then wheeled around through the gated walkway that is going to make for a very noisy period a number of times a day/night. Can deliveries through the front doors not just

continue?

- There is no evidence of a fire sprinkler system or that fire prevention checks have been made and fire certificates issued for the new warehouse area.

SUGGESTED SOLUTION - for application 252580

Our proposed solution remains the same as previously. That is to 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 moving it away from flats.

Also sort out the operational procedures in conjunction with residents and flat owners. Do not consider using the rear door except as an emergency exit only. If that means that one parking space has to be hatched out as emergency exit access then that would have to be accepted (but no more than the 1 space!).

Most of all, have consideration for the general public and stop trying to ride-roughshod over the little people to get your own way as a big conglomeration. Most people accept that change has to happen for progress to be made, however, there are ways and means of doing things. We accept that it makes sense to extend the store, it's the

inconsiderate way that the company has gone about doing so and the sneaky way they have tried to get major changes in without sufficient consultation that have caused problems and cost more. However, if it costs more for people to be consulted and that the outcome costs more to implement so that the company makes less profit, then so be it - that's life. At least people would feel involved and happier

PREVIOUS COMMENTS:

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.