

PLANNING REF : 243229
PROPERTY ADDRESS : 20 Purfield Drive
: Wargrave, Berkshire
: RG10 8AP
SUBMITTED BY : Mrs Gillian Phillips
DATE SUBMITTED : 03/02/2025

COMMENTS:

I object strongly to the proposed development principally on the grounds of the height and proximity to my property.

1. Height overshadowing my house and garden. The proposed site will put the nearest building close to my back fence (it looks to be 8-9 feet) and therefore unacceptably close to my house. In the worst

scenario I will be looking at a 20 foot high wall 20 feet from the back of my house. This will restrict my daylight considerably for both my house and garden especially in the winter. The sizes of the houses in relation to their plot size is not in keeping with the neighbouring houses which indicates that the proposed houses are too large. Also a chimney, will this have smoke?

2. Loss of privacy. The building will mean loss of light and trees. No enjoyment of garden during construction because of machinery noise, builders loud voices, dust pollution. As building progresses use of scaffolding will invade my privacy in the house looking straight into my bedrooms and garden. In the winter months when the sun is low the house will be much darker and therefore colder.

3. Loss of amenity. Loss of bird life which is most important to me. I feed 22 different species of birds regularly. This will be lost once site clearance commences. Are there windows overlooking my property from 6,7,8? It would appear so, can this be confirmed and if so what can be done to mitigate this. There are several pet owners living in my road who will be most concerned for their pets' safety.

4. Construction. The noise and disruption, dust and loss of privacy during construction will be most intrusive. With building so close to my property it will be intolerable to enjoy my garden for the 2 years the work will take.

5. Traffic in Victoria Road. I would like to see a detailed traffic management plan which will consider the safety issues which are raised. The new entrance is at the narrowest point of the road and there is a lack of footpath already. The road is congested now and will become a queue once heavy construction vehicles use it with mud and dirt spreading and parked cars everywhere. The local convenience store will become more hazardous to visit with site vehicles coming and going all day. This will be a safety issue where parking for cars will spill further up Purfield Drive. At present, it is barely safe driving down to Victoria Road with the number of parked cars. We are experiencing inconvenience on School Hill with the current works at The Mount and have to queue to pass all the parked vehicles so can imagine Victoria Road will be even worse.

6. What provision has been made for the maintenance of the drainage of the stream being piped along at the bottom of my retaining wall? What provision is being made for sewage and water surface drainage?

7. Will my retaining wall be compromised by the construction? Should there be a problem with the retaining wall who is responsible and how will the work be carried out? Is there access or a right to access and if so from where?