

PLANNING REF : 252421  
PROPERTY ADDRESS : 152 Woodwarde Road  
: London  
: SE22 8UR  
SUBMITTED BY : Mr Ralph Bowles Ellison  
DATE SUBMITTED : 10/11/2025

COMMENTS:

FAO: Development Management - Case Officer Wokingham Borough Council

Regarding: Planning application refs: 252421 (and associated "Rev A Existing Site Plan") - Site known as "Penguin" of

From: Owners of "The Moorings", the adjoining property to the orth-west

Formal objection - inaccuracies in "Existing Site Plan" and treatment of shipping container as existing "store".

Dear Sir/Madam,

We write as the long-standing family owners (26 years) of the adjoining property, "The Moorings", located to the north-west of "Penguin" as shown on most site plans. We make the following formal representations regarding the submitted plans titled "Rev A Existing Site Plan" in this application 252421, (and now referenced within the further and newer application 252604 as "(Revised) Existing Site Plan").

1) Inaccurate depiction of existing structures

The plans identify a "shed/store" between the darker-grey building labelled "Garage" and our property boundary. This is factually incorrect. For the period of our ownership, no shed/store has existed in this location. Historically, the area comprised overgrown vegetation with small trees, providing screening and supporting bird life; bats have also been regularly observed. Recently, the current owner cleared the vegetation and placed a red metal shipping container on this land. The container is a new, temporary structure and should not be shown or treated as an established "existing" outbuilding.

2) Misleading indication of land levels

The plans also suggest that ground levels have been raised in this location. That is not the case. The ground where the container sits has historically been at the lower riverbank level. While ground has been raised elsewhere on the wider site, beneath the container the apparent "raised" area is a rubble pile, not an established change of level.

3) Planning implications and material harm

Portraying the container as "existing" risks avoiding or evading proper assessment of this new structure at this property, and misleading Wokingham Borough Council. The container's presence and any potential retention give rise to material planning harms which must be assessed through a formal application:

- \* Residential amenity: loss of privacy/overlooking, visual intrusion and overbearing impact on "The Moorings"; potential overshadowing and loss of light.
- \* Character and appearance: adverse visual impact within the riverside setting.
- \* Biodiversity: removal of established vegetation and likely effects on wildlife, including bats.

#### 4) Requested actions

Accordingly, we request that Wokingham Borough Council:

1. Record that the "Rev A Existing Site Plan" within application 252421 and the "Existing Site Plan" within application 252604 are factually inaccurate with respect to the alleged "shed/store" and land levels in this location.
2. Require corrected plans to reflect the true baseline before determination.
3. Disregard the shipping container as an "existing" lawful structure and treat it as new, unauthorised development requiring full planning permission and assessment against relevant policies (amenity, character, biodiversity and any flood/land-level considerations).

In the below link we enclose dated photographs illustrating the historic vegetated condition and the present situation (container and rubble beneath).

<https://drive.google.com/drive/folders/14iK2WTDhEOROLTy8rDw0SYj0oUE9uy p4?usp=sharing>

Yours faithfully,  
Ralph Ellison of "The Moorings"