

PLANNING REF : 262245
PROPERTY ADDRESS : 406 Wokingham Road
: Earley, Berkshire
: RG6 7HX
SUBMITTED BY : Mr ADRIAN SPRAGG
DATE SUBMITTED : 08/10/2026

COMMENTS:

Further to my previously submitted comments, I wish to further raise the following design concerns:

a) The finish of the timber frame is described as "Natural/Brown".

It is in fact painted black, which in my opinion adds to the overbearing nature of the structure.

b) I have investigated the structural design nature of the pergola based upon that as can be gained from the drawings and design notes, together with that which can be observed from my property. My findings are based upon pergola design criteria available using the internet/AI. These lead to me being extremely concerned by the seeming lack of attention paid in making the structure safe, durable and being able to withstand the regularly expected winter winds of 40mph or the occasional storms where winds could reach or exceed 70mph. As the structure is a very large pergola with a solid roof it will, especially due to the very shallow fall/angle of the roof line, experience huge uplift/sail effect forces. My research informs me that just about every part of the structure, is well below acceptable

design thresholds and that the structure poses a significant risk of failing. Areas I have identified are as below. This is not an exhaustive list of potential major flaws:-

i) The polycarbonate sheet roof fixing density is less than 50% of the minimum recommended per square metre.

ii) The main beams, rafters and ledger beam are below the recommended sizes.

iii) The polycarbonate roofing sheet joints are not placed on top of rafters and the aluminium joining member fixing centres recommended are not adhered to due to a lack of purlins in the structure.

iv) Toed in fixing of rafters to posts, main beams and ledger beams are not recommended and are shown as having a very high risk of failure.

v) There are no visible steel strengthening brackets observed, at any joints in the structure nor are there any knee braces. These are required to cope with the imposed lateral forces.

vii) The fixings of post feet into existing patio slabs is considered a severe risk.

viii) The ledger beam fixing to the main house is flawed with c.45% being fixed into a soffit board with no brickwork behind it or rafter tail brackets visible and the fixings used for the remainder are believed inadequate for this important part of the structure.

vii) The roof drainage, whilst not appearing to be a severe flood risk to my property appears insubstantial for the water volumes. In my humble opinion, and based upon a long career being supported by a structural design team, albeit for industrial structures, I believe that this structure is at very high risk of complete failure in any future major storm, and poses a serious risk of failure in normal winter storms.