

PLANNING REF : 260287
PROPERTY ADDRESS : 3 Chaseside Avenue
: Twyford, Berkshire
: RG10 9BT
SUBMITTED BY : Mr Edward Proddow
DATE SUBMITTED : 05/03/2026

COMMENTS:

To Whom It May Concern,

I'm writing from 3 Chaseside Avenue as I am directly affected by this planning proposal and object to this development on the following grounds:

- 1) Overbearing. The closeness of the proposed property to mine and even more so to 1 Chaseside Avenue. It would be overbearing and loom over our gardens. Also blocking morning light we currently have from our east facing properties. The proposal would make us feel very cramped and squeezed in.
- 2) Height. The proposal is to build on land looming over the properties of 1 and 3 Chaseside Avenue. This significantly impacts both our privacy (as the rear windows can look into our house at very close range). The domineering and overpowering nature of this proposed building is of great concern. This of course also negatively impacts our view.
- 3) Flooding concerns. During heavy rainfall in the winter our gardens already become waterlogged. With the new property the rain run off has nowhere to drain or to go except for into the back gardens of 1 and 3 Chaseside Avenue. There would be significant concerns to drainage with the house there. This could cause flooding to our gardens, but also our houses in extreme weather conditions increasingly found due to global warming. Also, the drains alongside our garages easily reach capacity as it is. This would put additional strain on them. The proposed soakaway on its own is unlikely to be sufficient.
- 4) Public land included in proposal. The proposal includes building on council land at the front of the property. This land has to remain green and the proposal involved paving it over. (So they can build a drive down to the house with two parking spaces). This would also be unsightly.
- 5) Access. We would not grant access to any builders who wished to dig up or park on any of the land associated with Chaseside Avenue. E.g. All land surrounding the garages. Our lease states that we should have constant access to these garages and this land and we would not be willing to permit builders access to it.
- 6) Tree removal. Two trees were cut down on council land that has been included in the plans for this proposal. The proposal wrongly implies that this is part of the land of 17 Arnside Close.
- 7) Being overlooked at close range. Bedroom windows at rear of property would overlook my property with very little distance between them. They could see right into our bedroom and our lounge at very close range. This is unprecedented in the local area and a serious breach of privacy.
- 8) This development constitutes an overdevelopment of the proposed site. The house occupies a huge portion of the small plot and as such is very narrow, with a very small back garden and no front garden. This is not in keeping with the local area.
- 9) Parking issues. It already gets crowded on the road that this

house proposal is on. If the owner had more than 2 cars (and as a 3-bed property this is not unlikely) then they would have to park on the busy road. Furthermore, in winter and during icy conditions - exiting the proposed short driveway could prove difficult. Meaning the 3 cars would have nowhere to park.

All year round this would lead to more on-road parking. (Especially during construction.) Which is against the council's recent attempts to end pavement parking, which is dangerous for mothers pushing prams, children on bikes etc.

10) Reduction in light for 1 Chaseside and 3 Chaseside Avenue in both gardens and the main lounge area as this overbearing tall house would loom over them. This morning and garden light is a very appealing part to my property and would be a huge loss. It would also limit light in the garden - ruining BBQ's in summer weather and being damaging to the plants and lawn.

11) When I purchased my house I would not have expected such a development to be proposed as the area already has many houses.

12) I work from home and have a stressful job, which involves conducting regular video calls. The noise from the construction for I suspect around a year would be highly distracting and difficult.

13) If construction went ahead the owners of the new property would have no privacy as they would be overlooked into their garden by the 6 terraced houses 1,3,5,7,9,11 at Chaseside Avenue as well as 17,18,19 Arnside Close.

In return from their garden they would be obscenely close to our bedroom windows and would therefore significantly reduce our privacy.

14) No neighbours were consulted about this - a few of us just received planning application notices in the post with a deadline.

Yours faithfully,

Edward Proddow