

PLANNING REF : 261699
PROPERTY ADDRESS : 18a Grovelands Avenue
: Winnersh, Berkshire
: RG41 5 JY
SUBMITTED BY : Ms Rachael H L Floyd
DATE SUBMITTED : 02/08/2026

COMMENTS:

Re: Planning Application 261699

Please could you provide greater clarity regarding the proposed works to the front of the property, particularly in relation to the parking arrangements and shared access?

1. Proposed parking and works to the front of the property

We note that the proposed drawing identifies space for a third vehicle and that the orientation of the parking spaces has been changed. Is this just to meet the needs of the planning application as the garage is being converted? We are concerned that this revised arrangement may make access, manoeuvring and entry/exit for the future occupants

extremely challenging, given the existing fencing, gates, trees and vegetation at the front of both 18 and 20 Grovelands Avenue.

The current planning documents do not appear to provide any details regarding the proposed removal, alteration or relocation of any fencing, gates, trees or other vegetation to facilitate the revised parking arrangement or the addition of an additional entry/exit to the property.

Please could you clarify whether any such works are proposed as part of this application? And that there will be no changes to the shared access for 18, 18a and 18b Grovelands Avenue

We would object to the removal or alteration of the existing fencing, gates, trees (that are within falling distance) or vegetation, as

these provide an important level of privacy and security to the neighbouring properties.

2. Shared access and driveway

We would also like to highlight that the access to the property forms part of a shared three-way driveway serving 18A, 18B and 18 Grovelands Avenue. As a result, any proposed changes to the access, driveway, parking arrangements or surrounding boundaries could directly affect all three properties.

As stated in the documents under Trees and Hedges, Pedestrian and vehicular access roads and rights of way, it states there will be no changes.

We therefore believe that any changes to the shared access arrangements should be discussed with and agreed by all parties who have rights of access and use of the driveway before any works are undertaken.

Please could you provide further clarification on these matters and confirm precisely what changes are proposed to the front of the property and the shared access if any?