

PLANNING REF : 260287
PROPERTY ADDRESS : 4 Chaseside Avenue
: Twyford, Berkshire
: RG10PBT
SUBMITTED BY : Mr R.H. Morrad
DATE SUBMITTED : 18/03/2026

COMMENTS:

1. Introduction

My bungalow, No. 4 Chaseside Avenue, RG10 9BT, is semi-detached, as are most of the surrounding properties. The proposed development is directly opposite my property and I have several areas of opposition to the development which I have listed separately below.

2. Land Surface and Water Table Levels

Chaseside Avenue is a Wokingham Borough council adopted two way accessible single road of minimum width, and runs from Arnside close due west down to Carlisle gardens. My property is situated near the top, on the south side of the road and has, with others on this side of the road, flat and level ground at the same level as the road and footpaths.

On the north side, opposite bungalows 2, 4 and 6 and adjacent to the footpath, is a strip of council owned amenity ground, 4.5 meters wide and running the total length of this end of the road and butting up to the proposed boundary fence of 17 Arnside Close front and rear gardens.

Directly behind this boundary fence, which is the proposed building site, the land drops down sharply by over a meter to form a lower general level of the total proposed site and the adjacent six two bedroom terraced houses and their six garages and forecourt.

The only access to this proposed site is up on the higher road level via an extremely steep ramp down to two further vehicle parking spaces together with the proposed detached house and the remainder of this ground plot. The six terraced houses, garages and parking areas are accessed at the west side of their land, completely independent of this development proposal.

The general ground water table level of this lower level, including the proposed development is extremely high, and flooding regularly occurs at houses 1,3 and 5 of the terraced properties. If allowed to proceed, the proposed site would also flood due to it being at the same level and the plot being covered with extensive hard standing; the house itself and allocated parking areas of up to 90 percent of the total plot.

3. Mains Sewerage/Drainage

To date, no main drainage system is near this top section of Chaseside Avenue, with the bungalows at the south, top end of the road having their drainage at the rear of the properties connecting to the remainder of Chaseside Avenue lower down the road. As do the six terraced houses and nos. 13, 14 etc. at the lower end of the road.

As it stands, there is no mains drainage route shown on the Planning Application.

4. Road Vehicle, Proposed Site and Pavement Parking

Chaseside Avenue was built in the early 1960's and as previously stated is of minimum width of the Wokingham Borough Council adopted two way accessible single road system.

The present road parking has generally adopted the pavement parking arrangement, which is already causing problems as larger delivery and refuse collection vehicles have difficulties accessing this road. The proposed development application would add to this problem due to its own proposed parking having an extremely acute access slope to access the road, which during winter months would be impossible to use due to ice and snow.

Wokingham Borough Council's victory over the past four years to ban pavement parking will be starting, I'm told, this autumn. This would make the current problem even more acute, need I say more?!

5. Recently Felled, Mature Beech Trees on Council Owned Amenity Land

As previously stated this 4.5 meter wide amenity land runs the complete length of the north side of the top of Chaseside Avenue. These mature, healthy, Copper Beech Trees were felled on the morning of Friday 20th February 2026 by "Oakfall Tree Surgery" of Basingstoke, and I was informed by them on-site that this was authorized by (and presumably also paid for by) "The Developer". These trees were on council owned amenity land. How was this approved, and by who? These trees were positioned directly on the frontage of this proposed building application, so again, need I say more?

6. Conclusion

Technically due to the complexities mentioned in the above objections, I, along with the development's adjacent home owners, find the development application completely out of order. Visually from the surrounding area it would look like an extreme form of subsidence, as if the proposed development was in a pit or sink hole. From inside the house and plot area it would feel like living in a basement with high fences and walls and a high earth bank at the front, very close to the property. In my view, a totally overcrowded development. Hopefully a site visit by the council's planning and building inspectors would be required before reaching a conclusion on this application.

I would also add that in the original development in the early 1960's, they would have developed this proposed plot at the time, but would have found this area to be useless to build on.

Sincerely

R.H. Morrad

4 Chaseside Avenue RG10 9BT

