

PLANNING REF : 261553
PROPERTY ADDRESS : 54 Poundfield Way
: Twyford, Berkshire
: RG10 0XR
SUBMITTED BY : Mrs Usha Guness
DATE SUBMITTED : 20/07/2026

COMMENTS:

We support the side and rear extension proposal made by No. 52, but object to the proposed new garden access beside No. 54's driveway.

The application seeks to create a new garden access along the strip of land belonging to No 52 of approximately 0.95m in width and 7.2m in length, of which 4.2m runs alongside the external walls of No. 52 and a further 3m open section, positioned immediately next to No. 54's driveway where no access currently exists. This would introduce new pedestrian traffic, possibly wheely bins, garden and household waste, occasional movement of garden equipment alongside the driveway and would fundamentally alter the established quiet boundary between the properties.

Loss of Privacy and amenity:

Historically, No. 52 and No. 54 have been separated by No. 54's driveway and the thin strip of land running along its length and the exterior side wall of No 52, with No. 52's own driveway and existing garden exit on the other side of the property. This arrangement has provided privacy and separation, and the proposed access would materially change that relationship.

The new access would increase overlooking, noise and disturbance from gates opening and closing, people passing, and garden equipment being moved beside the driveway. It would also reduce the sense of privacy enjoyed by No. 54 thus far.

Safety:

No. 54's driveway is already narrow, and the proposed access which is also very narrow would place pedestrian and equipment movement very close to vehicles entering, reversing into and leaving the property. This could potentially pose a safety hazard for people using the access as vehicles reverse into the driveway as they would be in close proximity of moving vehicles or blind spot.

If a solid fence were used to address the privacy concerns, this could in turn create a long-concealed corridor (refer to dimensions above) with potential hiding opportunities and safety issues for both properties.

Previous application:

We note that the 2018 application which has been referred to did not include a garden access bordering No. 54; the exit was shown on the side where No. 52's driveway is, which is proposed to remain.

Request:

We support the rest of the proposal but ask the Council to refuse

the new garden access along No. 54's boundary.

We can provide photographs and a simple sketch plan if required.
Please let us know if it would be helpful to submit these
separately.