

PLANNING REF : 252259
PROPERTY ADDRESS : 2
: Bird Gardens, Wargrave, Berkshire
: RG10 8BX
SUBMITTED BY : Mr Glene Sandom
DATE SUBMITTED : 19/10/2025

COMMENTS:

Whilst, we recognise that the site requires redevelopment to bring the property back into active use, we wish to object to the application on the following grounds:

1) Garage plans inconsistent with description

The written proposal describes a single-storey dwelling with a double garage. However, Plans AT078P14 and AT078P17 clearly show a double garage with an additional separate first floor above, including windows to the front and rear and an external staircase. It is unclear why a garage would legitimately require a potential habitable first floor above it and we are concerned this constitutes disguised or future residential accommodation.

2) Parking arrangements appear to imply two dwellings

The layout provides two distinct parking areas: one in front of the double garage and a second to the rear. This arrangement appears excessive for one dwelling and suggests that different parking areas may be intended to serve separate units - the front for a concealed residential unit above the garage and the rear for the purported "single-storey dwelling".

3) Overdevelopment of a constrained plot

The proposed single storey dwelling is severely constrained within a narrow strip of land, positioned very close to both the east and west boundaries. This represents overdevelopment and fails to respect the established pattern, spacing and character of surrounding plots.

4) Unauthorised or unsuitable access via private road

We have concerns that Bird Gardens, a privately maintained residents' road may be used to gain future access to the proposed single storey dwelling.

5) Loss of trees / shrubs and harm to on-site biodiversity

Prior to the planning proposal being submitted, a number of mature trees and shrubs were removed. These were used by birds for nesting / perching and supported butterflies, bees and other pollinators. This has reduced site biodiversity and there is no proposed mitigation or replacement planting.

6) Absence of plumbing and drainage details

The submitted plans do not show drainage or foul / surface water plumbing arrangements for the development. These are fundamental to assessing the impact on neighbours, the Bird Gardens private road and existing drainage infrastructure.