

Planning Application Number 252297: 26 Wargrave Road, Twyford

Submitted by: Alex Eeley, 3 Hermitage Drive

Date submitted: 17 October 2025

I own the property neighbouring the site of the proposed application and I wish to object for the following reasons, with additional context provided below:

1. Detrimental impact on residential amenity
2. Overdevelopment
3. Inappropriate layout
4. Highway safety

Detrimental impact on residential amenity

- Any development will result in a loss of open space and residential garden amenity separating properties located on three adjoining roads.
- Of all properties surrounding the site of the application, plans show my property as being the closest proximity to the new dwelling. As part of the previous refusal for development on this site (application number 162886) the decision was in consideration of the overbearing impact on my property. The current application actually exacerbates this harm as the proposed dwelling is larger than the previous design (i.e. 'plot 1' in the prior application) and is now positioned closer to my boundary, with the plans showing this to be at less than one metre. At this proximity to the boundary, this likely prevents the scheme from delivering the separation of 7.7 m claimed on the submitted plan. The stated maximum height of 6 metres will also become a dominant and negative feature of my northerly facing internal living space and garden.
- The design of the proposed dwelling shows all living space (i.e. kitchen / dining / sitting rooms) as being oriented on the elevation adjacent to my boundary. At less than one metre away this will introduce noise for the residents of both properties, particularly in the summer months when the adjoining patio space of our property is used.
- The proposed development is closer and will therefore have a greater impact to the three surrounding properties of 3 Hermitage Drive, 26 Lincoln Gardens and 61 Lincoln Gardens than it is to the site's existing host dwelling on 26 Wargrave Road.
- Aforementioned points are all contrary to NPPF objectives on good design, amenity, and neighbourly standards and continue to fail Policy TB06: Development of Private Residential gardens as detailed in the Managing Development Delivery Local Plan.

Overdevelopment

- A key reason for the previous refusal for development on this site was based on the impact (and associated policy contravention) of overdevelopment on land noted to be inappropriate for infill development. Such points remain entirely valid in the context of the current proposal. Whilst this has reduced the number of dwellings, the proposed

development of 100sqm is actually a larger foundational footprint than the total land coverage of the dwellings in the previous application.

- The proposed dwelling is evidently cramped, with three out of four aspects of the property all facing directly out to 6 foot perimeter fencing, or hedging, which will be within a 1 metre proximity of windows.
- The planning statement accompanying this application presents arguments in reference to current planning policy and consideration to the deficiency in local housing supply. However, this development is a self-build project for applicants who are existing residents of the area, so no reliance can be placed on this development delivering any wider social benefit. Therefore, this does not justify an application that remains contrary to expected local planning standards.

Inappropriate Layout

- The proposed dwelling is stated to be 20 metres from the street line of Hermitage Drive. This application therefore remains to appear incongruous with the current street scene, where all existing properties on Hermitage Drive have frontage onto and forming part of the street line. This detrimental characteristic was a reason for the refusal of the previous planning application.
- The extreme closeness to boundaries suggests the scheme is not a high-quality infill but an over-intensive use of the site, inconsistent with local pattern.
- With both the entrance to the property being set back from the road and the dwelling effectively obscured from the street as situated behind 3 Hermitage Drive, there will be a high likelihood of confusion for deliveries and visitors, mistakenly directed to 3 or 5 Hermitage Drive. It would also be unreasonable to expect the property to share a street number (e.g. becoming '5a') with existing dwellings as this will add to the problem.

Highway Safety

- Roads in central Twyford have well publicised issues from additional commuter parking demand arising over the last few years. The proposed entrance to the property from Hermitage Drive is currently a turning head in the road, which is typically used as parking for up to 6 cars. Removal of this space will likely disburse these cars to neighbouring roads of Lincoln Gardens or Pine Grove, further impacting local residents.
- From a safety perspective, the proposed plans make no provisions for enhancements to the entrance to ensure a deterrent for cars trying to park in this area, or for this entrance effectively becoming a junction onto Hermitage Drive.

In consideration of all points detailed above and without good reason to establish an unusual planning precedent, I respectfully request that this application is refused in its entirety. I invite the Planning Officer assigned to this case to assess the impact from my property.

Yours sincerely

Alex Eeley