

PLANNING REF : 260287
PROPERTY ADDRESS : 5
: Chaseside Ave Twyford, Reading, Berkshire
: RG10 9BT
SUBMITTED BY : Mrs GABRIELLE LANGDON
DATE SUBMITTED : 19/03/2026

COMMENTS:

Summary objection

I object to this application. The site is private residential garden/backland, and the proposal would harm local character, erode rear garden spaciousness, and adversely affect neighbours' amenity, contrary to Policy TB06 (Development of Private Residential Gardens). It also fails to demonstrate safe access/parking and robust drainage/SuDS. I additionally raise two serious matters: (1) subsidence risk to my own property at 5 Chaseside Avenue, and (2) the recent felling of two mature trees on the Council owned verge, apparently to facilitate this scheme.

1) TB06 / Backland harm to character, pattern and spaciousness
(Refuse)

The scheme slices the rear 15 m of the gardens of 16 & 17 Arnside Close to create a second row plot, with the new house set only ~10 m from Chaseside Avenue and tight side margins (~1 m east, ~4 m west). This compresses the plot, undermining the established grain and the spacious rear garden character TB06 seeks to protect.

TB06 indicates the Council will resist inappropriate garden development where it harms character/layout/distinctiveness; the proposal's siting, massing (front gable, chalet form) and narrow side gaps would read as a discordant backland insertion rather than contextual infill.

The MDD Residential/Backland guidance reinforces that new dwellings must respect building lines, spacing and grain not demonstrably achieved here.

Evidence: Applicant's DAS and plans confirm the plot derivation from garden land, the ~10 m front set back, and the tight ~1 m/4 m side margins (plans RG109BS.02/.03).

2) Neighbour amenity privacy, overlooking, overbearing & light
(Refuse)

Overlooking & privacy loss: First floor dormers/windows and the raised rear terrace (to deal with level changes) bring elevated views towards neighbouring rear gardens and rooms. TB06 requires garden development not to harm amenity; the combination of upper floor outlook and a raised platform intensifies overlooking.

Enclosure/daylight: With a ~7.4 m ridge and minimal boundary offsets (1 m east), the massing is overbearing to adjoining gardens, despite the east west level difference. The Borough Design Guide's

generic separation cues are not convincingly met once actual window positions, eye levels, and platformed terrace are accounted for.

3) Highway safety & parking (Refuse)

The layout relies on two tandem spaces without on plot turning, meaning reversing to/from Chaseside Avenue as standard. The submission offers no swept path or measured visibility analysis and simply asserts such movements are "not uncommon". Duplication of poor practice is not justification; MDD CC07 and good design expect safe, convenient access, typically forward gear egress where feasible.

4) Drainage & SuDS (Not demonstrated contrary to CC09/CC10; risk of refusal)

No site specific SuDS layout/calculations are submitted. On a compact, level changing backland plot (new hardstandings + raised terrace), there is credible risk of run off concentrating to boundaries and affecting neighbouring land. MDD CC09/CC10 require schemes to avoid increasing flood risk elsewhere and to incorporate appropriate on plot attenuation/infiltration not evidenced here.

5) Subsidence risk to my property (5 Chaseside Avenue) (Material concern)

My home at 5 Chaseside Avenue has been diagnosed with mild subsidence. Construction immediately opposite/nearby excavation for foundations, service trenches, compaction/vibration, and changes in surface water pathways could aggravate underlying ground movement.

The application omits a Construction Method Statement/Construction Management Plan addressing vibration control, excavation methodology near boundaries, and pre /post condition structural surveys (dilapidation surveys) for sensitive neighbours such as ourselves. At minimum, if not refused, robust conditions should require: (i) pre commencement structural/dilapidation surveys of nearby dwellings; (ii) a foundation/excavation method statement designed to minimise ground movement; (iii) vibration monitoring limits; and (iv) a damage remediation protocol. (These go directly to TB06's amenity protection and the MDD's general design/amenity principles.)

6) Trees & landscape recent felling on the Council verge (Serious issue; contrary to TB06 aims & CC03)

Residents (including me) witnessed two mature, established trees on the Council owned verge/common land being cut down shortly before/around the time of this application. When challenged, operatives claimed the trees were diseased; the clean stumps

indicate otherwise. We believe the intention was to clear the way for the proposed access/build.

Regardless of timing or contractor identity, the loss of mature verge trees harms the street scene and undermines green infrastructure, directly clashing with MDD CC03 (Green Infrastructure, Trees and Landscaping) and with TB06's intent to protect area character and spaciousness. The application provides no arboricultural assessment, no replacement planting plan, and no acknowledgment of the incident or its impact. This is unacceptable on a backland/garden proposal where boundary vegetation and public realm trees are integral to character.

Request: Please refer this matter to Tree/Highways and Planning Enforcement and, if the Council is minded to approve, impose a replacement planting condition (like for like semi mature heavy standards, species to Highways Tree Officer's approval) within the public verge and on plot, secured with 5 year aftercare. Also require a full BS5837 tree survey/AIA/TPP to protect remaining trees/hedges.

7) Borough Design Guide distances not convincingly met

The DAS cites select distances (e.g., ~15 m from new flank to rears of Nos. 16/17; ~11 m garden depth) to argue compliance. But with upper floor dormers, raised terrace, tight side offsets, and level changes, the real privacy and enclosure effects remain harmful in the round. TB06 requires a holistic amenity judgment, not numeric box ticking.

Conclusion (development plan conflict)

For the reasons above, the proposal conflicts with TB06 (garden/backland harm to character and amenity), CC03 (trees/landscape), CC07 (parking/highway safety), and CC09/CC10 (drainage/SuDS), as well as the Borough Design Guide. Permission should be refused.

Without prejudice if the Council is minded to approve, please impose at minimum:

Remove the raised terrace (or fix at natural ground with 2.0 m privacy screening on any platform within 3 m of boundaries); no level changes that elevate overlooking.

Obscure glazing to all upper floor side windows (east/west), no opening below 1.7 m internal cill; no additional upper floor openings without permission.

Structural protection & construction controls:

Pre commencement dilapidation surveys of nearby dwellings (including 5 Chaseside Avenue).

Foundation/excavation method statement minimising ground movement (no vibro piling; controlled compaction).

Vibration monitoring with trigger levels and stop works protocol.

Full Construction Management Plan (routing, parking, hours, dust/noise).

Trees & landscaping (BS5837):

Tree Survey/AIA/TPP, protection fencing, and native boundary reinforcement. Replacement planting in the public verge (semi mature standards) to Highways Tree Officer's spec, with 5 year maintenance.

SuDS/drainage: Permeable paving, BRE365 tested soakaways, on plot attenuation with exceedance routes, and as built certification prior to occupation.

Highways:

On plot turning for forward gear egress or swept path proof of safe reversing; visibility splays, bin drag distances and cycle parking to WBC standards.

Documents relied upon (key references):

Plans/sections: RG109BS.01 (Location); RG109BS.02 (Existing/Proposed site plan, section & streetscene).

Elevations/floor plans (showing raised terrace, dormers, bin/cycle stores): RG109BS.03.

Planning & DAS (Jan 2026): applicant's justification, distances/levels, access, and drainage/BNG assertions.

Policy: TB06 summary (WBC MDD); MDD Local Plan (Residential/backland/amenity, CC03, CC07, CC09/CC10).