

PLANNING REF : 243165
PROPERTY ADDRESS : Long Acres
: Hollybush Ride, Wokingham, Berkshire
: RG40 3QR
SUBMITTED BY : Mrs Joan Hull
DATE SUBMITTED : 15/01/2025

COMMENTS:

From the submitted plans one key area of concern relates to the provision of a new access drive at the "pinch point" between the North East edge of Brooklands bungalow (extension side) and the boundary of Long Acres.

The plans indicate that the new drive will be abutting directly on Long Acres boundary for approximately 10 metres prior to the corner of Brooklands bungalow and continues along Long Acres boundary for another 3 metres.

It would be our preference that the edge of the new drive be located at least one metre away from the boundary until it reaches the actual NE corner edge of Brooklands bungalow at the pinch point.

Our reasoning relates to having some concerns that construction of the drive against the boundary could result in damage to the fencing, flora and possible issues relating to water run off on to Long Acre ground. In addition any future maintenance of the drive may then perhaps have a lower impact on Long Acres boundary and its privacy. Finally there is a concern large vehicles using a drive close to the boundary might cause damage.

We are a little unclear as to what exact construction the driveway, parking or patio area will be as it is stated in 5.1 of the planning application that these areas will be:

"constructed with root protection in mind, primarily using permeable materials no dig surfaces and cellular confinement sub-bases" - does this mean that some areas might use different materials in their construction?

It would be our preference that the entire run of the drive is constructed using these materials, as lessening any negative impacts on the boundary environment of Long Acres during and after its construction is a priority, as is permeability and the drive material's load spreading properties.

Relating to this we note that the Arboricultural Association states that while edging is not required for a cellular confinement system it is required to retain the wearing course. It would be helpful to know the wearing course construction material and detailed ation for surface edging to be used.

In para 6.3 Water Resources it states that all drainage will be to a septic tank, so could we be informed where the proposed location of the tank will be?