

PLANNING REF : 242348
PROPERTY ADDRESS : Heath Lodge
: Heathlands Road, Wokingham, Berks
: RG40 3AR
SUBMITTED BY : Mr And Mrs David & Alison Pedley
DATE SUBMITTED : 28/11/2024

COMMENTS:

Subject to the comments below, we have no objections to the proposed development.

There was a prior proposal for a development of the property which projected a similar gym/pool building close to the boundary with our land. As a result of this prior proposal, the Council imposed Tree Preservation Orders over a large number of trees adjacent to the boundary - the vast majority of which are on our property. The purpose of the TPOs was to protect the root systems which inevitably spanned the boundary.

We note that an extensive Arboricultural Report has been prepared which proposes mitigation measures to supposedly enable the building foundations to penetrate the root systems without disruption. We are not experts in this area but are sceptical that a floor cantilevered over essentially the whole root area will be adequate to support the structure without potential subsidence.

In particular, we question how a swimming pool can be let into that cantilevered floor without penetrating the root system. The structure is described as a pool building in the Arboricultural Report (and the Planning Statement) but no account of a pool is taken in the designs shown.

We request that the Council's Tree Officers comment on the plans.

We are clearly concerned for the health of our trees and would not wish to be held responsible for any damage caused directly by construction or indeed trees falling later, following but caused by damaged roots.

We note that it is proposed to install an air-source heat pump. Due to the size of the property, this will have to have a very large capacity and will inevitably produce significant noise. We would request that this not be installed close to the northern boundary of the property, as this directly faces our bedroom windows. Installation on any of the other aspects would have no effect on neighbouring properties.