

PLANNING REF : 260788
PROPERTY ADDRESS : 29 Elmwood Close
: Woodley, Woodley
: RG5 3AL
SUBMITTED BY : Mrs Joanne May
DATE SUBMITTED : 04/05/2026

COMMENTS:

We are residents of 29, 27, 25 and 23 Elmwood Close and wish to raise our concerns regarding the ongoing and proposed development at 6 Frimley Close, which falls within your constituency.

We believe that this property has already been significantly extended and is now at risk of being overdeveloped. To date, it has undergone a two-storey side extension and a garage conversion. In addition, there is currently a planning application (Ref: 260787) for a further single-storey rear extension.

Alongside this, a separate application has been submitted for a Certificate of Lawful Development (Ref: 260788) for a dormer roof extension. Our concern is that this more substantial and visually intrusive development is being pursued under permitted development rules, rather than through a full planning application.

We strongly feel that these proposals should not be considered in isolation. The cumulative scale and impact of the existing extensions, the proposed rear extension, and the dormer roof extension together represent a significant intensification of the property. Assessing them separately risks underestimating the overall impact on neighbouring properties.

We attended the recent planning meeting at Oakwood Centre, where councillors were only able to consider application 260787, as 260788 falls under a Certificate of Lawful Development. This means that the dormer extension may be approved without full consideration of its relationship to the wider development of the property.

Given that 6 Frimley Close directly backs onto our properties, we are particularly concerned about the cumulative impact, including scale, massing, and the precedent this may set for further incremental development without full scrutiny.

We respectfully request that the cumulative nature of these developments is properly considered, and that the dormer extension (260788) is not assessed in isolation from the other works being undertaken at the property.