

PLANNING REF : 252177
PROPERTY ADDRESS : 13 The Ridgeway
: 13 Woodley, Reading
: RG5 3QD
SUBMITTED BY : Mrs Faye Whittle
DATE SUBMITTED : 21/10/2025

COMMENTS:

Having reviewed the submitted plans, I have several concerns regarding the suitability of this development for our area:

1. Overdevelopment and Parking Impact

The proposed three-bedroom property has the potential to be converted into a five-bedroom house, significantly increasing the number of occupants and vehicles associated with the dwelling. The road serving the property is a narrow private road with already limited parking and restricted access. Additional vehicles would likely park on the road, leading to congestion and potential obstruction for existing residents and emergency vehicles.

2. Access and Safety Concerns

Due to the narrowness of the road, any increase in on-street parking will make it difficult for larger vehicles to pass safely. This raises concerns around access for emergency services, refuse collection, and general road safety for pedestrians, including children.

3. Infrastructure Capacity - Water Pressure

The existing water pressure in the area is already insufficient for the current number of occupied properties. Adding another family-sized home would place additional strain on the local infrastructure and exacerbate the existing problem.

In summary, I believe the proposed development represents an over-intensification of the site and will negatively impact local infrastructure, road safety, and the general amenity of current residents.