

PLANNING REF : 251194
PROPERTY ADDRESS : 2A Chatsworth Ave
: Winnersh, Wokingham, Berks
: RG41 5EU
SUBMITTED BY : S Rowe
DATE SUBMITTED : 10/06/2025

COMMENTS:

This application takes the originally proposed extension of family living space (242277 -October 2024 - unopposed) to now convert this chalet bungalow into a property with 4 double- and one single-bedroom, all with en-suite bathrooms; one small kitchen/dining/lounge area; and proposed parking for 5 cars, suggesting an HMO. An HMO would be out of character with the family homes of Westfield Road and it would not be meeting a pressing need as there are many flats and rooms to let available in Winnersh. The proposed parking on the property would be inadequate with 2 cars parked on the forecourt, blocking any turning space for the 3 cars parked behind each other at the side of the property. This would require cars to be frequently moved to allow exit, or residents would try to park in the road for freedom of access (see below). This also assumes single occupancy of double bedrooms and does not take into consideration visitors to the property. Westfield Road is a no-through road for traffic but is a pathway for pedestrians and cyclists to access Reading Road (especially children and young people travelling to schools). It is already made unsafe by vehicles completely blocking the pavements on both sides of this narrow road, necessitating pedestrians walk in the middle of the road. There has also been an increase in vehicles parking on road and pavements at the mouth of Westfield and in Chatsworth Avenue close to the double-bend. The proposed additional cars will exacerbate both these situations. There is also the potential for significantly more noise in the garden and environs.