

PLANNING REF : 260787
PROPERTY ADDRESS : 23 Elmwood Close
: Woodley, Berks
: RG5 3AL
SUBMITTED BY : Miss Carol Will
DATE SUBMITTED : 05/05/2026

COMMENTS:

Following the comments made by Woodley Town Council after the recent meeting on this application, we would just like to clarify that we never stated that there was a TPO on a tree. The facts that we raised in the meeting regarding the tree was the height as it is well above the roofline of the houses and is overgrown. We raised that potentially an arboricultural survey should be carried out to ensure that none of the roots would be damaged and unstabilise the tree.

Our primary reason for attending was to express our concern that the two planning applications relating to the property should be considered together, rather than individually. The site has already undergone development, and further proposals are now being put forward. We believe it is essential that the cumulative impact of both applications is properly assessed, rather than viewing them in isolation as this will have an impact on:-

1. Loss of Privacy

The proposed development, due to its height, positioning, and dormer window, would result in direct overlooking into my property and garden. This would significantly reduce my privacy and enjoyment of my home. This is mainly due to my living room which backs onto 6 Frimley Close.

2. Loss of Light and Overshadowing

The scale and design of the development are likely to block natural daylight to my property, particularly my living room, I also have an office to the rear of my property and it would impact on this as well. This would lead to overshadowing and a noticeable reduction in natural light, adversely affecting my living and working environment.

3. Noise and Disturbance

Both the construction phase and the ongoing use of the development are likely to increase noise levels. This includes potential disturbance from traffic, machinery, and increased occupancy, which would negatively impact my ability to enjoy my home peacefully. This would also have a severe impact on my working conditions and could impact on meetings and calls with the increased noise levels, which currently are not great due to the close proximity.

4. Overdevelopment and Character of the Area

The proposed development appears out of keeping with the existing character, scale, and density of the surrounding neighbourhood. It risks setting an undesirable precedent for further overdevelopment.

5. Impact on Residential Amenity

Taken together, the above factors would significantly harm my residential amenity, reducing the quality of life for myself and

other neighbouring residents.

For these reasons, we respectfully request that the council refuses this planning application, or at the very least requires significant amendments to address these concerns.