

Mr & Mrs Rogers,
242 Reading Road,
Wokingham,
RG41 5AA,
10/08/2025

Planning Department,
Wokingham Borough Council,

Subject: Objection to Planning Application 251618 – Land Next to 236 Reading Road Winnersh RG41 5AA.

Dear Sir/Madam,

I am writing to formally object to the above planning application on the following grounds:

1. Loss of Privacy

The proposed development would directly overlook our property including bedrooms, resulting in a significant loss of privacy for our home. While the plans indicate some partially obscured glazing on the lower pane, these measures are insufficient as the partially obscured windows do not cover the upper pane and will still allow angled views, especially when opened. This does not adequately protect neighbouring residents' privacy. Should the Council approve this application, we request that the development is limited to a bungalow or similar structure to limit the privacy impact.

2. Impact on Boundary due to Demolition of Garage

The existing garage forms part of the physical boundary between our properties. Its demolition will leave a gap, and the submitted plans give no clear indication of how the boundary will be reinstated.

Should the Council approve this application, we request that a detailed, enforceable boundary reinstatement plan is required as a condition, to ensure privacy, security, and property integrity are maintained.

3. Unrealistic Parking Provision and Noise from Vehicle Movements

The proposed parking layout appears impractical. The Large Vehicle Tracking document shows no margin for error—any large car turning into the proposed spaces risks clipping either the boundary between the shared driveway and our property or the existing brick building.

Furthermore, if gravel is used for the driveway surface, the intrusive noise of repeated manoeuvring will be directly audible in our house and garden, particularly given the tight turning space.

4. Inappropriate Backland Development

It is our understanding that the application would be considered a backland development on land currently functioning as a garden and that this would contravene current planning policies which seek to prevent overdevelopment and protect the character of residential areas. Approval would set an undesirable precedent for future intrusive developments in the area.

5. Excessive Construction Noise, Disruption, and Restricted Access

The construction phase will inevitably result in prolonged noise and disruption, impacting daily life for nearby residents, especially those who work from home.

These impacts will be exacerbated by the restricted site access via the shared driveway off a busy main road directly opposite the busy junction with Old Forrest Road. The driveway also adjoins a cycle path along Reading Road, so reversing or manoeuvring large vehicles could create hazards for cyclists and other road users. If this application were to be

approved, robust and enforceable measures would need to be in place to mitigate these safety risks and control the timing and method of deliveries and waste removal.

Policy Objection Summary

All of the above concerns are materially relevant to the Council's planning considerations, including overlooking/loss of privacy, noise and disturbance, adequacy of vehicle access/turning and highway safety, all of which are specifically listed under valid planning considerations in Wokingham's planning guidance.

Conclusion

For these reasons, we respectfully request that the Council refuse this application in its current form.

Yours faithfully,

Mr and Mrs Rogers
