

261436 - 13 Wroxham Road, Woodley.

Submitted by: Mr Richard Haye

19 Wroxham Road, Woodley. RG5 3AX.

Comments:

Wroxham Road consists of a mix of detached bungalows and semi-detached houses built in the 1950s-60s. Wroxham Road was built as a road of show homes for Cooks Developments who were developing Woodley at that time. These are my concerns;

The indicative street scene (drawing 1-100) is not an accurate representation of the proximity of the neighbouring properties, both have original brick garages built to the property boundary, the drawing fails to show this.

The computer-generated image (CG1) of the proposed development is not an accurate representation because it shows the proposed new home surrounded by trees that don't exist and it fails to show the neighbouring properties, which are built right up to both boundaries. These omissions on the plans are a cause of concern.

I feel it would be inappropriate to replace the existing detached bungalow with a large 5 bedroom home, unlike any existing properties, for the following reasons;

I feel the proposed development would have an overbearing dominant impact. It would be oppressive due to height, bulk and proximity (residential amenity).

I feel the design character and appearance; scale, massing, height, would be out of keeping with the local area and out of place with the street scene and would dominate neighbouring properties.

I feel it would be over development of the plot (excessive density) and it would possibly present a planning policy conflict regarding housing mix and design standards.

In summary I would say - nice design, wrong location.