

PLANNING REF : 260626
PROPERTY ADDRESS : Finstock Close
:
: RG6 4JX
SUBMITTED BY : Mrs Anon Anon
DATE SUBMITTED : 17/09/2026

COMMENTS:

Application 260626 - 4 Finstock Close, Earley, RG6 4JX

I object to this application on the following grounds:

1. Highway safety, access and parking

The property occupies a particularly sensitive position on a bend in a narrow residential close. Vehicles associated with the property are already regularly parked on the street, narrowing the available carriageway and making access and visibility around the bend more difficult.

Although the revised parking plan labels three 2.5m x 5m spaces, it is only a schematic plan at 1:500. It does not demonstrate safe vehicle access, visibility, turning or manoeuvring movements, particularly where vehicles would need to enter or reverse close to the bend. Nor does it establish that all three spaces would be readily and practically available for parking.

The proposed enlargement also increases the accommodation from the existing three bedrooms and one study to four bedrooms, including the ground-floor guest bedroom, and two studies. This increases the potential occupancy and associated vehicle demand. Given the existing pattern of on-street parking, there is a substantial risk that additional vehicles would continue to be parked on the highway, further obstructing the road and affecting access for residents, refuse vehicles, delivery vehicles and emergency services.

I request that the highways officer visits the site, preferably during the evening or weekend when vehicles are present, and assesses the actual road width, visibility, parking conditions and accessibility of the proposed spaces. Vehicle tracking and visibility information should also be required rather than relying on the schematic parking plan.

2. Overdevelopment and impact on local character

The combined two-storey side and rear extensions represent a substantial enlargement of an already sizeable house on a constrained corner plot. The revised elevations show a significant increase in the width, depth and overall mass of the building. This would create a considerably more dominant and imposing property than the surrounding houses.

Finstock Close is characterised by detached homes with visible space around them. The openness and spacing around this corner property are particularly important because of its prominent position on the bend. Extending the house so extensively on several sides would erode that openness, make the building appear cramped within its plot and

materially alter the established character and visual balance of the street.

The proposal therefore appears contrary to Core Strategy Policy CP3, which requires development to be appropriate in its scale, mass, layout, built form and character and to integrate successfully with its surroundings.

3. Construction traffic, obstruction and disturbance

Construction of two-storey extensions on this scale would require contractors' vehicles, deliveries, skips, scaffolding and the storage of materials. The street and bend cannot safely accommodate these activities without a serious risk of obstructing residents' access and interfering with the safe passage of refuse and emergency vehicles.

No Construction Traffic Management Plan appears to have been submitted showing how deliveries, contractor parking, skips, materials, noise and road access would be managed. The prolonged noise and disturbance associated with such substantial construction would also have a significant effect on nearby residents.

For these reasons, I respectfully request that planning permission be refused.

If the Council is nevertheless minded to approve the application, it should require a substantial reduction in its scale and impose strict conditions requiring a Construction Traffic Management Plan, restricted working and delivery hours, all contractor parking and materials to be retained within the site, no skips or storage on the highway, and uninterrupted access for residents and emergency and refuse vehicles throughout the works.