

9 August 2025

250 Reading Road
Wokingham
Berkshire
RG41 5AA



FAO Chief Planning Officer
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/ Madam,

Re: Objection to Application Reference 251618 for the proposed development of the land next to 236 Reading Road, Winnersh, RG41 5AA.

We, Brian and Sarah Swindley, are in the process of purchasing 240 Reading Road. We wish to formally object to application 251618, which proposes building a two-storey dwelling next to 236 Reading Road after demolishing the garage and part of the brick shed. We have serious concerns about this development and ask Wokingham Borough Council to consider our objection.

As you already have the relevant details about this application, I will not repeat them here. This letter offers constructive comments to be considered alongside third-party objections submitted to the Local Planning Authority.

The LPA has received several third-party objections to the development. As the neighbouring landowner, we object to the following key issues:

- 1 Character and Appearance
- 2 Overlooking and Privacy

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- 3 Drainage
- 4 Safe and Useable Access

Each planning concern is addressed in its respective section.

Objection Reason 1 - Character and Appearance

The site is on Reading Road within mainly feature early to mid-century detached homes. Along Reading Road, there are uniform 2.5-storey detached houses with similar setbacks, front gardens or parking, and large rear gardens. Some garages, set further back into private gardens and at 1-1.5 storeys, break the building line. The area is defined by its suburban layout of mostly large four-bedroom detached homes.

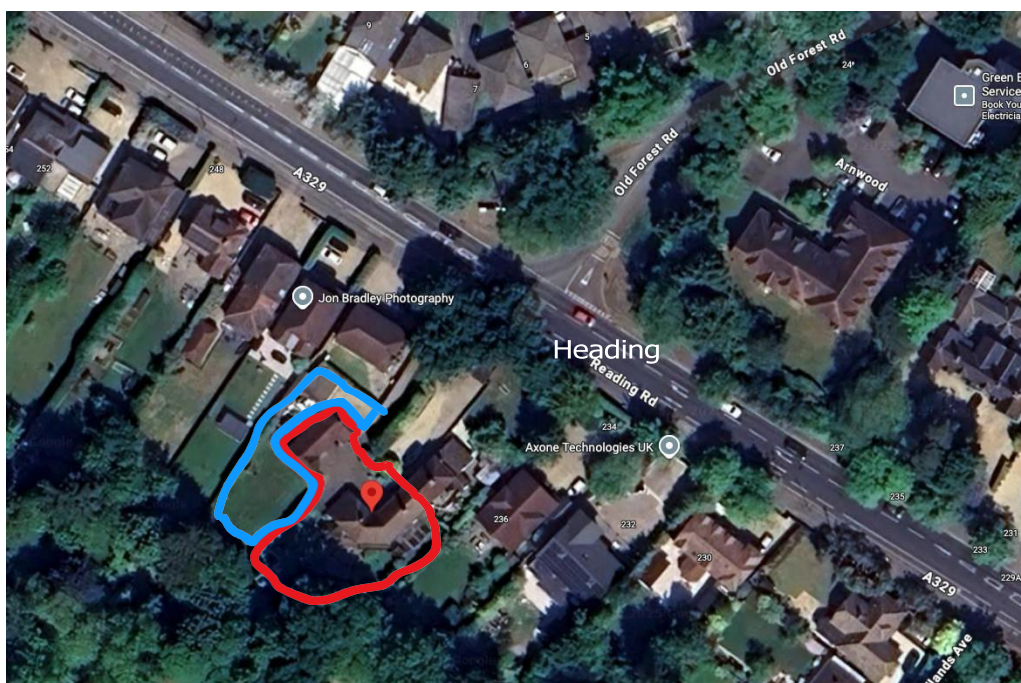


Figure 1 – aerial view showing the application site in blue and 240 Reading Road in red

Wokingham Borough Council's Core Strategy (adopted in 2010) contains key policies for maintaining the character of areas within the Borough. Policy CP3 states: *"Planning permission will be granted for proposals that are of an appropriate height and character to the area"*. This policy was cited in the refusal of planning application 213719, for 236 Reading Road, RG41 5AA. The proposal sought permission to construct a detached timber garage, but it was refused based on considerations regarding scale, position, and orientation. According to the

decision notice, the garage would not fit with the existing street scene and did not comply with Policy CP3. A similar analysis applies to the current application at 236 Reading Road, as the proposed dwelling's scale, position, and orientation do not align with the established development pattern along Reading Road.

Regarding Policy CP3, a two-storey dwelling would contrast with existing outbuildings and garages, which are only 1-1.5 storeys tall. The Planning Statement also lacks details on how the development will fit into the surrounding area. Specifically relating to 240 Reading Road, the demolition of the brick shed, using the remaining space as a bin store, will significantly alter the character of the entrance into 240 Reading Road (see figure 2). Not only this, but the building is shared with the back half owned by 240 Reading Road and there is concern that there will be permanent damage to the fabric of the building should this demolition take place.



Figure 2 – entrance to 240 Reading Road to the left of the shared brick shed.

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There is concern that the proposed development may result in 'backland' development within a suburban context. This would be inconsistent with Policy TB06 of the Managing Development Delivery Local Plan (adopted in 2014), which stipulates that proposals should "*not lead to unacceptable tandem development.*" Furthermore, Policy TB06 requires that developments contribute positively to the character of the area, taking into account the relationship between existing buildings and adjacent spaces, integration with surrounding layouts in terms of plot coverage and building lines, as well as compatibility with prevailing building heights.

The development does not preserve or enhance the area's character and disrupts the street scene by placing the new house behind the existing building line on Reading Road. Approving this could set a precedent for further backland development in Wokingham, contrary to Policy TB06.

If the LPA decides to approve this development, in reference to CP3, it may be appropriate for the dwelling to be designed as a bungalow with a maximum height of 1.5 storeys, reflecting the heights of existing garages that are set slightly back from the development line of homes on Reading Road and leave the brick shed as it is. This adjustment would make the proposed scheme more consistent with the character and scale of the surrounding area and align with design policies in the LPA's Development Plan. It is recommended that the LPA consider this option when reviewing the planning application.

Objection Reason 2 - Overlooking and Privacy

The review of the proposed dwelling's floor plans indicates that the distance between 240 Reading Road and the land for the proposed dwelling on the left side is approximately 1.5 to 2 metres from the boundary. The plans show Velux windows installed on the second storey, which would provide views over the gardens, bedrooms, kitchen, and lounge at 240 Reading Road, leading to potential privacy considerations.

While we maintain that the dwelling's location and scale do not fit the area's character, if the LPA approves the application as proposed, we request that any windows overlooking 240 Reading Road's garden be fully frosted or removed to protect our privacy.

Objection Reason 3 – Drainage

Although the application site is not situated within Flood Zones 2 or 3, the local area and neighbouring residences are susceptible to surface water flooding, a risk that is expected to increase as a result of climate change. The proposal includes some SUDS measures, such as permeable paving, to address drainage. However, due to the site's history of flooding, additional flood mitigation is needed to ensure adequate drainage for the new dwelling. This upholds Policies CC09 and CC10 to prevent negative effects from the development on nearby flood risk zones.

Objection Reason 4 - Safe and Useable Access

The Parking Provision Plan included with the planning application provides details of the parking and access arrangements for the proposed dwelling (see Figure 4 below).

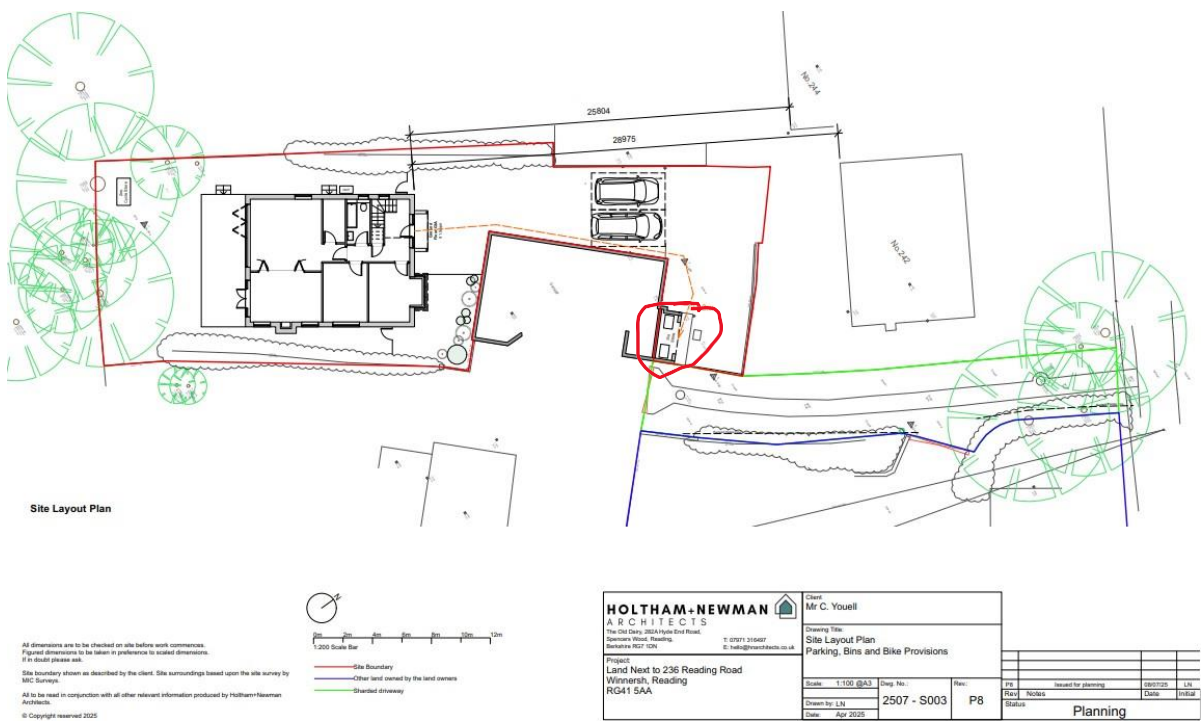


Figure 4 - 2507-S003-P8 – Parking Provision Plan

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We reiterate our concerns about Objection Reason 1—Character and Appearance—regarding partial demolition of the shared brick shed (see Figure 4). Additionally, regular use of the proposed driveway and access road is likely to increase noise and air pollution for nearby residents, as the active frontage sits behind existing homes on Reading Road. Parking next to neighbouring private amenity areas also conflicts with Policy CC06 of the Managing Development Delivery Local Plan.

The proposed access raises unaddressed highway safety concerns. The site's narrow entry lacks space for vehicles to turn, forcing them to reverse onto a busy main road, increasing accident risk. This arrangement does not meet Policy CP6 of the Core Strategy, which requires safe parking and mitigation of transport impacts.

Conclusion

The proposed scheme does not meet Core Strategy Policies CP1 and CP3 or Local Plan Policies TB06, CC06, CC09, and CC10. It would harm the local character and lead to backland development. The proposal is therefore inappropriate for the area and does not fit the existing context. Therefore, we ask that the application be denied.

Should the Local Planning Authority decide to approve the application, we request the following revisions to ensure the scheme aligns with the policies referenced above:

- Scale reduced from two storeys to a 1.5-storey bungalow.
- Windows facing 240 Reading Road removed.
- Part demolition of the brick shed excluded from planning application. If not, then planning conditions that:
 - the new face of the bin shed has doors that are in keeping with the period of the building; and
 - that the owners of 240 Reading Road are indemnified against any damage to the structure and fabric of the whole building.
- Further SUDS mitigation included to address surface water flooding.

I trust the above is clear however if you require any further information regarding the above, please do not hesitate to contact us.

Yours faithfully,

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Brian Swindley

A solid black rectangular box used to redact the signature of Sarah Swindley.

Sarah Swindley

Objection letter 251618 - 250808

Final Audit Report

2025-08-10

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