

PLANNING REF : 251184
PROPERTY ADDRESS : 2 Elmwood Close
: Woodley, Berks
: RG5 3AL
SUBMITTED BY : Mrs Lisa Lewis
DATE SUBMITTED : 15/06/2025

COMMENTS:

Our property is next to the bungalow. Our postal address is Elmwood Close but our front door is on Reading Road and so our property is parallel with 108 Reading Road separated by the access road in to Elmwood Close.

Our concerns are loss of privacy and shadowing and loss of light. It is overbearing.

OVERLOOKING/LOSS OF PRIVACY

It should be noted that our house is situated several feet lower than the road and at several feet lower to the bungalow. Currently when we are in our garden we can see the roof of the bungalow. We have photos available should you need to see this. The bungalow does not currently have any windows that overlook our property. The proposal will change that as there are windows and balconies/roof terraces which will

literally be looking directly in to our garden and the rooms in our property at both the front and the rear of our house.

We have always enjoyed privacy in our garden as it is not currently overlooked. No nearby properties overlook our house & gardens.

The proposed siting of the windows and balconies on 108 Reading Road on the side elevation facing our side will look directly down in to our lounge window, directly in to our bedroom window, our bathroom and stair well and our entire garden.

The proposed Building is very large and imposing. We are concerned the building will cause a loss of light and sunlight to our house and garden and create shadowing and darkness and the height of the roof will seriously overshadow our house and garden and cut off the light to our gardens which we enjoy.

The proposal is large and imposing which is out of keeping with the bungalows next to it and opposite it.

ADEQUACY OF PARKING/LOADING/TURNING HIGHWAY SAFETY TRAFFIC GENERATION

We have concerns there is inadequate car parking space for a large property. It concerns us if cars start parking outside the property on the main road it will create a road hazard. We have seen an accident where a van parked outside the subject property at 108 which meant a car could not see around it to pull out of Elmwood Close and a collision arose.

Another collision happened where visitors to Reading Road parked in Elmwood Close causing a car turning in to the Close to collide with it. We have concerns that parking will overspill outside our property causing loss of amenity. There is not enough space for parking in Elmwood Close as it is and parking in Elmwood Close would cause the look of our area to look scruffy as well as cause traffic congestion and risks to road users.

It could also amount to a distraction to road users seeing people on

roof terraces.

When the owners had their last extension built their large haulage vehicles reversed in to our road to offload materials levering them over the fence. We were blocked in several times by their builders and these vehicles. An extension of this size will cause countless disruptions like this on a magnified scale.

NOISE AND DISTURBANCE RESULTING FROM USE

The usage of the roof terraces/balconies will cause noise/nuisance to our peace and enjoyment and cause loss of amenity.

LAYOUT AND DENSITY OF BUILDING DESIGN,

Having two balconies at the front and back is excessive.

Its very hard to see on a plan but if you want to come round and look from our garden, you will see how this extension will impact our quality of life.

We object to this proposal. We objected to these plans when they were last submitted in January 2025 as did Woodley Town Council at their 05 February meeting.