

PLANNING REF : 260177
PROPERTY ADDRESS : 41
: Fosters Lane, Woodley
: RG54HH
SUBMITTED BY : Mrs J Mansfield
DATE SUBMITTED : 13/02/2026

COMMENTS:

The proposed development represents a significant departure from the established pattern of development and the spatial arrangement of the area. Fosters Lane is defined by a consistent typology of detached and semi-detached bungalows.

The introduction of two-story, three-bedroom dwellings would create a jarring visual anomaly. By over-intensifying the site and increasing the height relative to the neighbouring bungalows, the proposal fails to respect the "low-rise" character of the street.

Under Policy CP3 (General Principles), development must be of high-quality design and must not detrimentally impact the character of the area. This proposal directly contravenes that mandate by introducing a scale and massing that is dominant and out of keeping with its immediate neighbours.

The scale and height of the proposed structures would result in an unacceptable sense of enclosure for neighbouring residents. Due to their significant mass and proximity to the boundary, the buildings would appear disproportionately dominant, creating a physical presence that is both oppressive and visually intrusive.

The application site is situated directly opposite the junction with Malvern Close. The intensification of the site from a single dwelling to two family homes will lead to a disproportionate increase in vehicular movements and by introducing additional driveway entrances across from the Malvern Close junction, creates a dangerous traffic pattern. At a spot where visibility is already limited, these new conflict points significantly increase the risk of accidents for both drivers and people walking in the area.

It is important to note that this objection is not to the principle of development, but to this specific design and scale. A single-story bungalow or a chalet bungalow (utilising roof space via dormers) would be a far more appropriate response to the site. This would allow for an increase in density while:

- Maintaining the established building line.
- Preventing the detrimental visual impact of a full two-story dwelling.
- Preserving the privacy of adjacent properties

The proposal represents an overdevelopment of the site. It fails to integrate with the existing built environment and that respects the scale and character of the local neighbourhood. It introduces unnecessary risks to road safety by virtue of its position opposite Malvern Close.