

PLANNING REF : 252177
PROPERTY ADDRESS : 16B The Ridgeway
: Woodley, Reading, Berkshire
: RG5 3QD
SUBMITTED BY : Mr Eriks Zelenka
DATE SUBMITTED : 19/10/2025

COMMENTS:

! GROUNDS FOR OBJECTION

I wish to formally object to the above planning application on the grounds of inadequate off-road parking provision, which fails to meet Wokingham Borough Council's adopted parking standards and will result in significant highway safety concerns and loss of amenity for existing residents.

!! INADEQUATE PARKING PROVISION

The application claims a three-bedroom dwelling requiring two parking spaces.

However, examination of the submitted plans reveals:

- First floor "Study/Snug" (10 m²) includes built-in wardrobes measuring same size as "Masters bedroom" built-in wardrobes - features characteristic of bedroom accommodation
- Ground floor "Study/Guest" room (9 m²) with adjacent shower facilities, clearly designed for bedroom use

This dwelling realistically functions as a five-bedroom property.

Under Wokingham Borough Council's Managing Development Delivery Local Plan Policy CC07: Parking (adopted 21 February 2014), parking provision must meet the standards in Appendix 2 based on realistic dwelling capacity. A five bedroom property requires 3-4 off-road parking spaces, not the two proposed.

Policy Reference:

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20M%20DD.pdf>

This represents a shortfall of 1-2 spaces below minimum requirements.

!! SEVERE HIGHWAY SAFETY CONCERN

The Ridgeway is a private road with critical characteristics: - No dedicated footways
- Pedestrians walk in the carriageway
- Exceptionally narrow width
- Already experiencing overspill parking from non-residents, creating hazardous conditions, which makes it dangerous for pedestrians to enter or exit the road safely,

and forces residents to navigate around parked vehicles in confined spaces.

Impact of this development: Inevitable overspill from undersized parking provision will:

- Further obstruct an already compromised private road
- Force pedestrians (including children and elderly) into direct conflict with vehicle movements
- Prevent emergency vehicle access (ambulance, fire, police)
- Make resident access to their own properties extremely difficult

This conflicts with "Core Strategy" Policy CP6: Managing Travel Demand, which requires appropriate parking provision having regard to car ownership, and Policy CP3: General Principles for Development, which protects residential amenity.

!! MISREPRESENTATION OF DWELLING TYPE

Marketing the property as three-bedroom while designing features for five bedroom occupancy circumvents proper planning assessment. Planning decisions must be based on realistic use, not nominal descriptions.

! CONCLUSION

I strongly object and urge refusal of this application. The inadequate parking provision is fundamentally incompatible with:

- Adopted planning policy requirements
- The specific constraints of The Ridgeway as a narrow private road
- Existing dangerous parking conditions
- Public safety requirements

The application should be refused until amended to provide 3-4 off-road parking spaces matching the dwelling's realistic five bedroom capacity.

Approving this development would set a dangerous precedent, prioritizing development over resident safety and established planning standards designed to protect community welfare.