PLANNING REF : 262443
PROPERTY ADDRESS : 32 Butts Hill Road
: Woodley Reading, Berkshire
: RG5 4 NH
SUBMITTED BY : Mr David Barron
DATE SUBMITTED : 10/11/2026

COMMENTS:
Attn planning officers,

I strongly object the above planning application no 262443, the applicant has over a period of time has cleared the entire backland of this area in preparation for this development in mind.

Wokingham backland & Tandem development policy

The applicant has intentionally bypassed Wokingham environmental checking processes by destroying mature habitats before the councils ecological officers could access them and I strongly wish them to view on Google Maps what was there previously and now removed thus taken away all residents privacy with no consultation to how it would effect the residents.
Over development and Cramming
Three detached,four bedroom houses on a garden plot is a massive overdevelopment and the proposal is a severe over intensification and fails to respect the local context ,density,and character of the surrounding area.
Loss Of Privacy and Overlooking

3.The 3- 4 bedroom detached houses ,the upper floor windows will directly over look the remaining gardens and homes of the residents to butts hill road and to Rochester avenue homes,this will cut of natural daylight and sunlight to our properties creating an oppressive ,dominant and overbearing impact on our living space.

Access ,highways and traffic

4. Theaccess to this back land is proposed to be the side of no 30 butts hill road and 28 butts hill road the opening is measured at 3.1 m on drawing but a physical check has found that no 28 butts hill road the guttering and facia soffit over hangs this by 250 mm thus making the overall measurement of approximately 2.8 m ,Wokingham borough council rule and uk regulations this gap is fundamentally unsafe and inadequate for the size of this development.

Fire Engine and Emergency service Failure

5.Under uk building regulations and local fire authority standards,emergency vehicles require a specific minimum clear width of 3.7 m for access routes.This opening will clearly create a severe,life threatening safety risk the proposed development should be refuse onthis basis alone.

Light pollution and sleep disturbances

6.This access route for vehicles, the vehicle lights at night will shine upwards to Rochester avenue homes through there top windows which would cause sleep disruption and severe loss of privacyunder

Wokingham borough design guidelines
Developments must protect the privacy and daylighting of existing bedrooms this lighting cannot be screened or mitigated.

Appllfier Effect noise disturbances

7.The the placement of a playground and bike storage areas creates a major noise areas children shouting,kicking of balls and metallic of bikes being loaded into bike racks.

In summary this proposal is a clear case of inappropriate garden grabbing and overdevelopment,squeezing 3 large houses a driveway layground down a restricted 3.1 m gap creates a layout that is physically unworkable.It violates Wokinghams design policies by causing severe highway safety risks,nighttime light pollution into bedroom's windows and unacceptable noise disturbance.

I strongly urge Wokingham borough council to uphold its local policies and refuse planning permission.