

PLANNING REF : 260751
PROPERTY ADDRESS : 169 Headley Road East
: Reading
: RG5 4JG
SUBMITTED BY : Mrs Rachel Horton
DATE SUBMITTED : 23/04/2026

COMMENTS:

I strongly object to this application on the grounds of highway safety, inadequate parking provision, and the use of incorrect baseline information within the application.

The application states that the existing development is served by one parking space per dwelling. This is factually incorrect.

There are 16 maisonettes but only 12 parking spaces available, meaning the site already operates with a significant parking shortfall.

In reality, many households have more than one vehicle. On a typical evening or weekend, approximately 5-6 additional cars are parked on the rear land, which residents have used for parking over several years due to the lack of available spaces. There is no on-street parking available nearby for residents.

This established pattern of use has not been considered. Instead, the application relies on a theoretical assumption which does not reflect actual conditions on site. The proposal would remove this informal parking area. These vehicles will not disappear, they will be displaced into the access road and turning areas, leading to obstruction and unsafe manoeuvring.

In addition, the proposed new dwelling will introduce further parking demand, including vehicles associated with the occupiers, visitors, deliveries, and service providers. There is no provision for these within the site, meaning they will also need to use the already constrained access road.

The access road already serves 16 dwellings and is constrained. The application does not demonstrate that emergency vehicles, including fire appliances and ambulances, would be able to safely access and turn within the site once this additional pressure is introduced. No assessment of access under realistic parking conditions has been provided.

Refuse collection currently takes place from the roadside near the roundabout, with bins moved along the access route. Increased parking pressure will make this more difficult and may lead to obstruction. This has not been considered.

Wokingham Borough Council's own guidance recognises that inadequate parking provision leads to overspill parking and associated problems such as obstruction. This is exactly the situation that would arise here.

Overall, the application is based on an inaccurate understanding of existing conditions and fails to demonstrate that the site can operate safely.

For these reasons, the application should be refused.