PLANNING REF : 262443
PROPERTY ADDRESS : 22 Rochester Avenue
: Woodley, Berkshire
: RG5 4NA
SUBMITTED BY : Miss Carolyn Banfield
DATE SUBMITTED : 09/11/2026

COMMENTS:
I strongly object to this proposal for all the reasons listed below. My home and garden environment has always been relaxing, private and peaceful. Consequently, my quality of life will be impaired by this development.

1. Intrusive and overbearing - The scale and close proximity of these houses will severely impact my privacy and consequent well being. These new houses are only 10 metres away from my private patio area and will be able to look into my garden and home. The first-floor
windows will directly overlook my garden and bedroom, resulting in an unneighbourly loss of privacy.

2. Light - The impact of a high wall of brick against the sky is oppressive and claustrophobic. It will be like a block of terraced houses just 10 metres away. There is also the potential future issue of property owners wanting to build higher into the roof as they can't extend anywhere else. Light pollution will be inevitable from windows, garden lighting and car headlights.

3. Overdevelopment - The high density is too much for the plot available and is inconsistent with the local area. There are already new homes in cul-de-sacs off Butts Hill Road which were built decades ago but these were bigger plots as several original houses were knocked down to accommodate them. This proposed plan is effectively squeezing too much into a small space.

4. Security and safety issues - I have always felt safe in my home because it was gated and secure from Butts Hill Road, so public access was not an issue. This proposed plan fillsme with anxiety because there will be direct public access to what is effectively a mini
estate. A children's playground is there next to the road because the gardens are far too small. The road looks like it is expecting a lot of traffic, so I question the feasabilty of a playground in such an environment.

5. Environmental impact - Every single mature tree has been systematically chopped down by the owner in recent years. The last remaining trees were felled recently and the animals that already existed in the gardens are struggling. The area is home to Foxes, Squirrels and numerous Kites. There is zero chance of them settling near this new over populated development.

6. Traffic and noise pollution- This estate will have vehicular parking for 9 cars and 12 bicycles. This is going to be very congested as a result. There will also be delivery vehicles regularly using the road to reach the 3 new houses. This is contrary to the proposed eco-friendly plans that have been promoted by the architect.

7. Landscaping - This is all well and good but with 10 metre

gardens, it is no surprise that nothing is being planted in them but grass and hedges. I would like to stress that I do not want a hedge planted at the bottom of my garden. This is going to grow through my trellis, impact my own climbing plants and cause me effort to maintain it from my side. I would appreciate a fence being put up instead. If trees and shrubs are to be planted, they must be planted at least 3 metres away from my wall and trellis.