

PLANNING REF : 251580
PROPERTY ADDRESS : 11 Lytham Road
: 11 Lytham Road Woodley, Reading, Wokingham
: RG5 3BT
SUBMITTED BY : Mrs Rosalind Gurney
DATE SUBMITTED : 26/07/2025

COMMENTS:

The size of the plot of land only lends itself to accommodate 2 flats due to the 'Tree Preservation Orders' at the rear. Due to this the proposed PIP for the new development shows the building set forward of the existing properties, so 4 flats is out of the question.

Plus the problem with parking.....

Parking is already at a premium for the existing 8 flats adjacent so any development on the site will need to provide as many parking spaces as physically possible, therefore it would be impossible to provide parking spaces for 4 flats as there is not enough land.

A new crossover for entry and exit with a new dropped kerb needs to be re-located centrally to the existing and proposed development to alleviate excess traffic entering and exiting the existing crossover.

The existing crossover is within the confines of the white zig zag road markings for the pedestrian crossing, and the crossing is less than 2.5 meters from the existing crossover.

This according to Wokingham Borough council 'Domestic Vehicle sover' terms and conditions is not permitted.

This will become a safety issue if vehicles from the proposed development have to use this existing crossover for entry and exit, increasing the traffic by 25% at least.

I am aware that these concerns are normally addressed when outline planning is applied for but I think it should be a consideration before PIP is granted.