

PLANNING REF : 243229
PROPERTY ADDRESS : 99 Victoria Road
: Reading, Berkshire
: RG10 8AG
SUBMITTED BY : Mr Neil Cooper
DATE SUBMITTED : 03/02/2025

COMMENTS:

Parking - Victoria Road cannot accommodate any additional parking resulting from this development. The site should be self-contained, and where there is pressure put on existing infrastructure additional provisions should be added to accommodate it, for example: a marked loading bay outside the shop to allow delivery lorries safe parking.

If the number of proposed houses were reduced this would provide an opportunity to create some additional parking, which would benefit not only the new properties but the local community too.

Site management - there is a significant amount of building materials on the site already and I hope they will be re-purposed as far as possible on-site and not removed from the site to be dumped elsewhere. This would also reduce the HGV traffic in the early stages of the project.

Traffic - taking the negligible daily traffic volume of the nursery off the impact of the traffic from 8 dwellings and concluding it'll therefore be less than the maximum and therefore no serious impact is hard to accept. The additional volume should be presented and acknowledged for what it will be.