

PLANNING REF : 252621
PROPERTY ADDRESS : 64 Reading Road
: 64 Reading Road, Wokingham
: RG411EL
SUBMITTED BY : Mr Marc Sargent
DATE SUBMITTED : 27/11/2025

COMMENTS:

I live at 64 Reading Road and rely entirely on the narrow shared access directly adjacent to the application site. The proposed development presents several material planning risks relating to access, highway safety, construction impact and residential amenity.

1. The works involve substantial demolition, excavation and reconstruction, yet no Construction Management Plan has been submitted. Without one, there is no assurance that the shared access will remain unobstructed during construction, that contractor parking will be managed, or that deliveries and temporary works (including retaining structures, scaffolding, machinery and spoil removal) will not block or narrow the access. My property has no alternative route to Reading Road, so any obstruction would have a significant impact. My car is parked directly outside my home and would be at risk of damage given the limited turning space, particularly for larger vehicles. The Tree Protection Plan also identifies extensive exclusion zones across the plot, which restricts where contractors and machinery can be located and increases the likelihood that the shared access will be used for parking, turning, deliveries or temporary works.

2. The proposed ramp access appears to rely on the existing shared layby/parking area adjacent to the site. This land is not within the applicant's sole ownership and is currently used by neighbours, Royal Mail, delivery drivers and visitors, as well as myself, for parking and turning. If the ramp is constructed as shown, it would prevent any neighbour from parking in this shared area, as doing so would block the new access. This results in a material loss of existing parking provision and a functional change in the use of shared land, with no alternative parking available. The applicant has not demonstrated any legal right to alter or restrict this shared space.

3. The proposed two-storey extensions appear to increase both the height and massing of the building along the boundary closest to my property. Given the orientation of the plots, this additional bulk has the potential to reduce daylight and sunlight to parts of my garden and the rear of my home. No daylight or sunlight assessment has been submitted to demonstrate that neighbouring amenity will not be adversely affected. In the absence of this analysis, the impact on light levels cannot be understood or verified. I request that the Council requires a proper overshadowing/daylight study before determining the application.

4. The proposed first-floor extensions include a balcony that may give rise to overlooking and loss of privacy, depending on its final height and orientation.

If the Council is minded to approve the application, I request that the following conditions are imposed:

- a. A full Construction Traffic and Management Plan ensuring the shared access remains unobstructed at all times, with contractor parking, storage and deliveries contained entirely within the application site and a named site contact provided.
- b. A swept-path analysis demonstrating that vehicles can access and exit the garage and parking areas without affecting the shared access.
- c. Restrictions on the placement of skips, scaffolding, temporary structures and equipment to ensure the access remains fully clear at all times.
- d. Overshadowing/daylight study as above

The application, as submitted, does not demonstrate that the development can be constructed or occupied without creating unacceptable risks to access, safety and residential amenity for 64 Reading Road. I request that these issues are addressed before any approval is granted.