

From Mr G & Mrs S C Lupton , 160 Reading Road, Wokingham RG41 1LH. Dated 20 May 2026

Comments on planning application no 260581 .from Mr & Mrs Kedia of 162 Reading Road

HISTORY

Pre 1960, the house at 162 was a bungalow and the house at 160 where we live is also a bungalow and No 158 did not exist when our property was built. The disposition of the houses in 1960 can be seen from Land Registry documents available Viz: BK 55278 from the Tunbridge Wells Land Registry dated 20th March 1961 which shows planning consent for the construction of an additional storm drain to the rear of the properties following a major flood event in 1960. This was constructed soon afterwards.

The house at 162 was rebuilt as a two-storey house in 1977 further from the road to provide more parking but did not significantly reduce the light available owing to its considerate design. This new proposal shows a much larger structure and will have considerable impact on our light from the West side of our house making it considerably darker than at present.

COMMENTS:

The new proposals convert the double garage into living accommodation and hence reduce the parking area available. Recently, when the current owners had a large party, their visitors' cars were parked on the footpath and grass strip , thus making it difficult for pedestrians, cyclists and wheelchair users to pass without going onto the main Reading Road. We feel that this is unacceptable and presents a danger to those who might want to pass.

WIND FLOW

The larger structure at no 162 will present a major obstacle for wind flow, and coupled with the large house on the site of 158, would make the wind funnel effect more acute between the two large houses and is likely to cause increased wind flow across our property and hence structural damage to our property is more likely. I refer you to a recent edition of The Times (27th April 2026) where the obituary of Prof J C R Hunt highlights some of his scientific research following the "Ferrybridge disaster" in the early 1960s where increased wind flow was a contributory factor in the collapse of the power station's cooling towers.... We do not want a similar event to occur here. As far as I can see there is no other development along Reading Road where two large houses have been built so close to a small bungalow between them! How can this be permitted in this case?

STORM WATER

We would like to see proposals of how the additional storm water runoff from the enlarged building and hard standing is going to be discharged into an appropriate storm water drain. No 162 is on land at a higher level to us. The excess water generated , even if discharged via a “soak away” (which does not seem to work well on the clay type soils present in this area), is likely to runoff onto our property and cause serious flooding issues for us. None of the diagrams presented in this proposal address this issue.