

PLANNING REF : 251075
PROPERTY ADDRESS : Pantiles
: 3 Cobham Road, Woodley, Berkshire
: RG5 4LB
SUBMITTED BY : Dr Ranju Khurana
DATE SUBMITTED : 24/09/2025

COMMENTS:

Ref 273 Loddon Bridge Road, Woodley, Reading, RG4 5BL ction to
Proposed Dropped Kerbs and Additional Parking.

I wish to raise a **STRONG OBJECTION** to the proposed development, including the new dropped kerbs, additional parking spaces, and rotating platform. My objections are as follows:

1. Highway safety and traffic congestion - The creation of two new dropped kerbs will substantially increase vehicle movements on an already narrow and heavily trafficked road. Cobham Road is a busy cut-through to Woodley precinct, already subject to congestion, and the increase in turning vehicles will heighten risks for pedestrians, cyclists, and other motorists. The development poses a particular danger to school children and vulnerable road users who use the footpaths daily.
2. Excessive parking provision suggesting non-residential use. The proposed number of new parking spaces and inclusion of a rotating platform is disproportionate to the needs of a single semi-detached dwelling. nSuch a scale of provision is more consistent with commercial or multi-occupancy use, which is inappropriate and incompatible with the residential character of the area.
3. Proximity and safety concerns of the rear dropped kerb. The rear dropped kerb is located directly adjacent to my property. Its constant use will create a safety hazard, inconvenience, and noise disturbance. The close positioning to our boundary is unacceptable and out of character with existing access arrangements on the street.
4. Loss of privacy, noise, and amenity impacts. The siting of the new parking spaces and rotating platform will cause significant overlooking and disturbance to our home and garden. Increased vehicle manoeuvring and associated noise will resemble the activity of a small commercial car park, which would cause long-term harm to my parents' wellbeing and peaceful enjoyment of their garden.
5. Overdevelopment and cumulative impact. In addition to the proposed rear extension and new outbuilding, the large parking area and rotating platform amount to overdevelopment of the site. This level of hard surfacing will reduce natural drainage, increasing surface water runoff and potentially worsening flood risks in the area.
6. Character of the area. The proposal is inconsistent with the established residential pattern of development along Cobham Road, where front gardens and green space form part of the street character. The removal of the hedgerow and replacement with extensive hardstanding and parking will negatively affect visual amenity and alter the suburban character of the street scene.
7. Precedent for inappropriate development .Approval of this scheme would set a precedent for similarly excessive parking and kerb alterations in the area, undermining highway safety and residential amenity on Cobham Road and neighbouring streets.

Thank you