

PLANNING REF : 262149
PROPERTY ADDRESS : 267 Loddon Bridge Road
: Woodley, Berkshire
: RG5 4BL
SUBMITTED BY : Mr Edwin Phillips
DATE SUBMITTED : 05/10/2026

COMMENTS:

I wish to register my objection to this application on the grounds of over development of the site. Also changing the appearance from semi detached houses to a terrace. As well as safety concerns regarding proposed parking.

There have recently been at least two approved applications. One for a roof extension/conversion, which has been constructed. The other is for a large single storey extension to the rear, which has not yet been constructed. There have also been applications for dropped kerbs.

The proposed structure is too large for the site, because it is very close to the back edge of the grass verge in Cobham Road, which is maintained by the Council. Furthermore, whilst the approved ground floor extension projects almost 6 metres from the buildingline of the rear elevation, this new proposal includes a wrap around extension for the first floor which extends approximately 3 metres from the building line and for a distance of roughly half way along the existing property. This will severely encroach upon the privacy of the nearby dwellings. It will also prove to be unsightly, as is the current roof conversion. It is not in keeping with the area.

My other observations are that the proposed front elevation (Loddon Bridge Road) does not reflect the character of the houses in the vicinity, in respect that it doesn't have bay windows. Also these elevation drawings have an inconsistency in that the existing smaller window at first floor level is larger than shown on the drawing.

On the "Plant Schedule" there is no boundary line shown between the existing and proposed structures, for the front parking area. The assumption is that the whole of this area will be used for parking of vehicles owned by the occupants of 273, thus obstructing the light and view for the proposed lounge. There are currently more than 3 vehicles which need to use this parking area, some of which currently park in the Council owned grass verge in front of the property. Current parking on this area in Loddon Bridge Road is hazardous as it obstructs the sight lines of traffic using Cobham Road to access Loddon Bridge Road.

On the side elevation (Cobham Road) there appears to be a new pathway constructed from the proposed front door to the kerb line, across the public footway.

The dropped kerb shown in Cobham Road will cause issues because of the nose to tail parking that happens everyday on that side of the road. Existing residents are always having problems with access and egress of their properties. Vehicles from the proposed parking will have to pull out into the only clear side of the road, which now has to be used for traffic travelling in both directions. As it appears

to be a rush to get from one end of the road to the other, the speed of traffic is reasonably high. Vehicles which will have to pull out "blind" into the traffic flow could well be the subject of an accident. Therefore there is insufficient safe parking for the proposed development.

There is no reference on any plan to the existing structure, recently constructed in the rear garden of 273.