

PLANNING REF : 251075
PROPERTY ADDRESS : Pantiles
: 3 Cobham Road, Woodley, Berkshire
: RG4 5BL
SUBMITTED BY : Dr Ranju Singh Khurana
DATE SUBMITTED : 19/05/2025

COMMENTS:

Ref 273 Loddon Bridge Road, Woodley, Reading, RG4 5BL
I own the property 3 Cobham Road RG5 4LB (Pantiles) located at the rear of the proposed development where my elderly parents reside, Mr & Mrs BS Khurana

This application is in conjunction with application 251015 in relation to the same property, hence there is some overlap of observations

We would like to object to the proposal on the following grounds of the following observations :-

1. We did not receive the application notification normally by a postcard through the post and nor is there one on display
2. The omission of the newly built large room at the rear (it's not a shed) on the existing plans is clearly to distract from the new proposed parking arrangements. Is it permitted, if so why is it not in the plans?
3. The increased vehicle movements in the new design with two new dropped kerbs raises safety concerns for pedestrians and cyclists and other motorists on an already congested cut through to Woodley precinct. It will exacerbate existing traffic congestion and will be dangerous for children walking to and from school.
4. The proposed number of new car parking spaces and rotating platform is grossly excessive for the semi detached house. It implies commercial use.
5. The rear dropped kerb is directly beside our house, which will be a safety concern as it will presumably be in constant use. This will be inconvenient and more importantly a safety hazard
6. The location of the proposed number of new car parking spaces and rotating platform will result in loss of privacy adjacent to our home. Secondly the increased vehicle movements and car noise akin to a commercial car park i.e. constant movement of cars will have a detrimental effect on my parents well being and use of their private garden. The proposal has the potential to overload the road with cars which could be dangerous.
7. The combination of the proposed rear extension, the new outbuilding (omitted on the plans) and proposed rear car parking spaces with rotating platform is an overdevelopment with potential increase in surface water runoff and might heighten flood risks in the vicinity.
8. The proposed drawings omit the the proposed 6m rear extension (application 251015) This is possibly intentional to prevent showing ALL of the proposed development for the same site on the same drawing

We strongly object to the application