

PLANNING REF : 251618
PROPERTY ADDRESS : Toutley Cottage
: 240 Reading Road, Winnersh, Wokingham, Berkshire
: RG415AA
SUBMITTED BY : Mrs Wendy Townsend
DATE SUBMITTED : 11/08/2025

COMMENTS:

Although described as land next to 236 Reading Road, the site is in fact entirely to the rear of 242 and can only by colloquialism be described as such to 236 by virtue of it being the garden to the original 238.

It is an enclosed parcel of backland less than one eighth of an acre which would be contrary to Council policy CP1 "Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life". The erection of this dwelling would result in a considerable loss of amenity to neighbouring properties, particularly 240, 242, 244 and others up to 250. These properties would be overlooked by rooflights as well as front and rear windows. Mitigation measures are only proposed to the front windows and others have pointed to the inadequacy of this. The rear of the house would have a large window and privacy is afforded by the trees - these will one day be gone and what happens then?

The A329 is a major road carrying high volumes of traffic. The site is opposite a busy junction with Forest Road. Access is crossed by a footpath and cycle path whose principal use is by children attending local schools including the Holt, and Forest. Entry and exit are hazardous and there is no justification in raising the risk of accidents. The entrance and access lane are insufficient to allow two vehicles to pass each other which creates considerable difficulties compounded by the cycle path as cyclists are forced onto the main carriageway. If the vehicle entering remains in the traffic lane following vehicles must stop behind it. Vehicles entering from the west are obliged to remain in the main carriageway and are at risk from traffic not only in both directions but also from traffic emerging from Forest Road. There was an accident with a vehicle written off in a similar situation at Roundabouts lane so the dangers are not imaginary. The safety risks would also contravene CP1 "Provide a functional, accessible, safe, secure and adaptable scheme" and CP6 "Enhance road safety; and Do not cause highway problems". The access would not be able to cope with construction traffic without completely blocking access to 240 for considerable periods of time. The site is too small, and access too difficult to cater for trade vehicles and will result in indiscriminate parking on the lane. This will be true for visitors too, and if cars are parked as per the plans, additional visitors or delivery vans will not be able to turn and will reverse out onto the A329 over the cycle lane which poses a considerable danger.

it is doubtful whether the proposed access would be suitable for people with restricted mobility which would contravene CP2 "People with special needs, including those with a physical, sensory or learning disability". Thoughtless parking in this lane (not by the current owners of 236 it must be stressed) many years ago prevented

medical staff attending 240 to a critically ill patient.

The proposal would lead to the need to drain surface water from roofs, hardstanding etc. The proposal would appear to ignore the proximity of the garage of 240 and thereby undermine it's foundations. There does not seem to be a clear assessment of whether the actual site and surroundings would cope with this surface water as others have mentioned. This would contravene CP1 Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater).

It should be noted that plans to develop this land were refused by the Council planning committee and again by the Planning Inspectorate at appeal in 1989. Application 32151 refers.