

PLANNING REF : 250148
PROPERTY ADDRESS : 26 Strand Way
: Lower Earley, Reading, Berkshire
: RG6 4BU
SUBMITTED BY : Mr Alf Wojtasz
DATE SUBMITTED : 30/03/2025

COMMENTS:

I would like to register my objection to the proposed development by the applicant for the following reasons:

1. The design of the proposed development is out of character with the surrounding housing stock. The architect is urged to redesign the proposed buildings in the same style as Liberty House or the existing local housing stock.
2. The applicant has not stated how this development will mitigate the loss of nature specifically as it is an area that is frequented by foxes and hedgehogs as well as bird population.
3. Originally the almshouses provided assurances to residents that there would be no additional street parking. Unfortunately, these assurances have proven to be empty promises as there are regularly between 8 and 12 vehicles permanently parked on Strand Way that belong to residents of Liberty House. The proposed development will bring a minimum of 18 additional vehicles. The entrance/exit to these new buildings are also planned to be onto Strand Way. With additional vehicles that will be parked on the road, it will make exiting existing driveways for house numbers 20-38 more precarious and dangerous. The council is urged to request the architect re-design the plot plan to eliminate the proposed new driveways and create a new internal roadway that will join the existing entrance/exit from Liberty House. There is plenty of space within the existing plot to accommodate such an internal roadway. The entrances/exits to these proposed new buildings are on a blind "S" corner and with parked icles on the road outside these new buildings will make it more dangerous for residents.
4. In case of fire emergency in the area of the proposed new development, the fire engines will block Strand Way and prevent traffic from passing as the proposed new entrances/exits from the new blocks will not be wide enough to accommodate fire lorries.
5. There have been lorry deliveries to the driveway for 20-26 in the past. With additional road parking caused by the proposed new development, such deliveries would not be possible as lorries require a wider turning circle to access this driveway.
6. Recently there has been a spate of visitors parking on Strand Way with vehicles parked along the length of the road from number 7 all the way past Regent Close which caused problems for vehicles travelling in both directions to pass each other and causing one vehicle to reverse to Regent Close to allow another to pass. This amply demonstrated how additional vehicles parked along Strand Way have caused an actual (not hypothetical) road traffic issue for residents.
7. There are no environmental considerations included within the

proposed development, specifically relating to the provision of EV charging points to meet the UK Government requirement for vehicle electrification by 2030.

8. With the addition of 3 new buildings, there will be additional light pollution that will affect an amateur astronomer. As a result, the architect is urged to provide additional architectural tree screening along the length of Strand Way to prevent this additional light pollution.

The council is urged to recommend the developer include additional permanent parking on the site for all residents who have more than one vehicle (and there are such residents at Liberty House) as well as provide visitor parking within the existing plot.

The council is urged to provide yellow lines along the whole length of Strand Way to prevent traffic congestion and inconvenience for existing residents, especially during the construction phase.

The council is urged to reject this planning application until ample resident and visitor parking is provided within the existing plot as it is obvious to residents that the current parking provision is inadequate. The new blocks will cause more parking issues and make the road more dangerous to children who regularly cycle on the road.