

PLANNING REF : 251075
PROPERTY ADDRESS : 4 Cobham Road Woodley
: Reading, Berkshire
: RG5 4LB
SUBMITTED BY : Mr Vishal Giga
DATE SUBMITTED : 22/09/2025

COMMENTS:

As per my previous comments on the original application, the proposed drop kerb near the front of the house is not possible to be AFTER the yellow lines but BEFORE the edge of the property/garage so the statement about no loss of on street parking is incorrect as it definitely will stop people parking on the road if it's blocking their exit. If the proposed dropped kerb was proposed over the yellow lines and that was permitted then I would agree this is would have less impact to loss of street parking or trees and no material objection.

The 2nd dropped kerb nearest to 3 & 4 Cobham Road means removing (council owned) mature hedgerows/trees that line the majority of Cobham Road up. The trees are part of the landscape in the area and provide uninterrupted privacy from the gardens on Loddon Bridge Road looking towards 4 Cobham Road. The development would mean the views from the 1st floor of the property would face 2 commercial vans rather than the current greenery which gives privacy for all neighbours in the area. There is no justifiable reason that a property of this size would need more parking at the expense of the trees and local landscape.

Furthermore, there are currently major issues with the long term car parking of commercial vehicles on Cobham Road. If the development proceeds then the limited on street parking is going to be far reduced and those that are currently long term storing commercial vehicles here are going to be abuse the space available even further. This will also make it a safety hazard for the proposed development to pull in and out across the path if the long term parked vans restrict the views when pulling out. We have similar issues with vans/cars parking directly opposite our drive and we cannot reverse into the drive easily. This results in us reversing out blindly on to the road but this would be far worse for the applicant to do so safely.