

PLANNING REF : 260177
PROPERTY ADDRESS : 25 Fosters Lane
: Woodley, Wokingham
: RG5 4HH
SUBMITTED BY : Miss Samantha Russell
DATE SUBMITTED : 23/02/2026

COMMENTS:

I wish to object to the application proposing the demolition of the existing bungalow and the construction of two semi-detached three-bedroom houses.

1. Out of Keeping with the Character of the Road

The proposed development would be out of character with the established street scene. The road is made up of single dwellings with consistent spacing and plot widths. Replacing one bungalow with two semi-detached properties would result in overdevelopment of the plot, creating a cramped appearance that is not in keeping with the existing pattern of development.

Many properties along the road have chosen to extend through sympathetic loft conversions rather than increasing housing density. These alterations have maintained the visual rhythm and spacious nature of the area. The proposal, by contrast, would fundamentally alter the character of the street.

2. Highway Safety and Traffic Concerns

The site is located close to a junction. Replacing a single dwelling with two three-bedroom houses is likely to significantly increase vehicle ownership and daily vehicle movements.

Additional cars entering and exiting the site, particularly near a junction, could create congestion and increase the risk of accidents. On-street parking pressures may also worsen, further affecting visibility and road safety.

3. Loss of a Bungalow

Bungalows are increasingly rare and sought after, particularly by older residents and those with mobility needs who require single-level living. The loss of this bungalow would remove an important type of accommodation from the local market. Retaining and enhancing the existing property would better support balanced and inclusive housing provision.

4. More Appropriate Alternative

A loft conversion or sympathetic extension similar to those undertaken by other properties on the road would represent a more appropriate form of development. This would increase living space while preserving the character of the street, avoiding overdevelopment, and limiting additional traffic generation.