

Planning Application 251396

Submitted by: Mrs Samantha Adams

Ryhill Way, Lower Earley, Reading, RG6 4AZ

Dear Sir/Madam,

We are writing to formally object to planning application 251396, which seeks to convert the garage at 60 Ryhill Way into additional bedrooms to accommodate young unaccompanied asylum seekers and foster care children.

We have serious reservations regarding the impact of this proposal on our lives as long term residents and request that the planning department consider the following points. We note that this planning application has already been refused twice before.

We live directly opposite this property and have serious reservations of the impact this will have on our street and the resident that live at the bottom of Ryhill Way.

Overdevelopment

The conversion of the garage into additional bedrooms will result in overdevelopment of the property, increasing its occupancy beyond what was originally intended for this residential area. This will also place additional pressure on local infrastructure and services.

2. Parking and Traffic Issues

Ryhill Way is a residential cul-de-sac with limited on-street parking. Increasing the number of occupants will exacerbate existing parking problems as we already have issues with our shared drive and inconsiderate parking which concerns all residents. This is already a problem even if you have family to visit.

3. Impact on Neighbourhood Character

The introduction of a high-occupancy HMO is not in keeping with the character of our neighbourhood, which is predominantly made up of single-family homes. Allowing this extended development could set a precedent for similar changes in the area.

4. Amenity and Wellbeing

We are concerned that the increase of a further 2/3 occupants as a result of this development will cause a significant increase in noise levels and increased waste, negatively impacting the quality of life for us and our neighbouring residents, including families with young children and elderly residents.

5 Community dynamics

This street has mostly long term residents who are single family home owners and we are concerned over how the transient nature of the residents of this HMO will impact the community dynamics

6. Lack of Community Consultation

There has been no previous consultation with local residents regarding this significant change in the property use.

7. Precedent and Cumulative Impact

Approval of this application may encourage further similar developments, leading to a cumulative impact that could fundamentally alter the nature of our community.

For the reasons outlined above, we respectfully request that Wokingham Borough Council refuse planning application 251396 for the conversion and change of use at 60 Ryhill Way.