

PLANNING REF : 251898
PROPERTY ADDRESS : 469 Reading Roa Winnersh
: Wokingham, Berkshire
: RG41 5HX
SUBMITTED BY : Mr Roy Wood
DATE SUBMITTED : 15/08/2025

COMMENTS:

Response to planning application number 251898 for 467, Reading Rd, Winnersh.

1. The text states that 'The roof will be raised', but gives no indication as to how, and by how much, ie, does it involve additional brickwork?
2. The disproportionate dormer on elevation 2, is not appropriate for the surrounding area, and it's bulk & mass effectively creates a third storey, blocking amenity & light to neighbours.
3. Diagrams indicate that there is a proposal to extend elevation 1 to two storeys with no mention of such expansion in the text. 4. A balcony on the front elevation is not in keeping with surrounding properties and not advisable given the known pollution of the adjacent main road.
5. The application, with the word 'Annexe', extra external doors and staircases etc. bears all the hallmarks of premises being altered to suit future unregulated multi-occupancy. Whilst possibly compliant, this would lead to an undesirable increase in local population density.
6. The diagram of existing elevation 2 does not show an existing recently installed window.
7. The extension at the front may infringe existing building line guidelines.