PLANNING REF : 262443
PROPERTY ADDRESS : 24
: Rochester Av Woodley, Reading, Berkshire
: RG5 4NA
SUBMITTED BY : Mrs Nicola Mulvey
DATE SUBMITTED : 06/11/2026

COMMENTS:
1. Overdevelopment and Inappropriate Backland Character
The proposed construction of three multi-bedroom family dwellings within a rear garden plot constitutes severe overdevelopment. Inserting a cramped, high-density layout into this backland location f ails to respect the established spatial pattern, plot sizes, and residential grain of the surrounding area. Woodley and Butts Hill Road specifically has already suffered from an excessive number of rear garden infill developments. Permitting another multi-unit scheme further erodes the suburban character, openness, and green space native to this neighbourhood.
2. Premature Removal of Established Trees and Loss of Biodiversity
Over the past couple of months, the applicant has felled two established, mature trees within the proposed development area. These trees contributed significantly to the green, leafy visual amenity of the local corridor and provided vital habitat and foraging
opportunities for local birds and wildlife.
Permitting a development preceded by the pre-emptive clearance of mature canopy cover sets an unacceptable precedent and undermines local biodiversity and environmental protections.
I respectfully request that the Council's Trees and Landscape Officer review pre-application aerialimagery of the site to assess this loss of mature greenery and verify whether any protections were breached. 3. Severe Harm to Neighbouring Amenity (Noise & Disturbance) The proposed layout relies on a concentrated shared access driveway running immediately adjacent to existing private rear gardens,
alongside a designated children's play area.
The intensification of use from constant resident vehicle movements, visitor traffic, frequent delivery vans (e.g., Royal Mail, Amazon, couriers), and outdoor play noise will generate unacceptable levels of noise and general disturbance.
This will severely harm the quiet enjoyment and residential amenity that neighbouring properties currently experience in what is presently a quiet garden environment.
4. Light Pollution and Loss of Privacy

The introduction of three substantial dwellings and a busy access drive into a dark rear garden area will cause significant light intrusion:
Artificial lighting from the new properties and external security lights willeliminate the current dark skies where stars are clearly visible, degrading the nocturnal character of the area and affecting local nocturnal wildlife.
Headlights from vehicles entering, leaving, and maneuvering along the access drive will sweep directly across neighbouring rear windows and boundaries, causing severe light nuisance and compromising evening
privacy.
5. Highway Safety, Inadequate Parking, and Unenforceable Access Control
Insufficient Parking Capacity: Three large, four-bedroom family

homes will naturally generate high levels of multi-car ownership alongside visitor and delivery vehicles. The proposed parking layout is
inadequate to absorb this demand safely within the site.
Blocked Passing Bays: Because the access driveway is private, the local authority will have no legal mechanism (such as double yellow lines) to enforce parking restrictions. Overflow vehicles will inevitably park in designated passing areas or turning heads, obstructing emergency service vehicles, blocking refuse collection, and creating dangerous maneuvering hazards onto Butts Hill Road. 6. Cumulative Strain on Local Infrastructure
This proposal represents yet another incremental backland development in Woodley. The cumulative impact of continuous infill housing places unmitigated strain on local infrastructure, including primary
healthcare (GP surgeries), local school places, and existing local drainage networks.