

PLANNING REF : 251396
PROPERTY ADDRESS : 64 Ryhill Way
: Berkshire
: RG6 4AZ
SUBMITTED BY : Mr Michael Howard
DATE SUBMITTED : 30/06/2025

COMMENTS:

Conversion of Garage for use as HMO at 60 Ryhill Way, RG6 4AZ

Dear Sir/Madam,

We am 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.

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.

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 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

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.