

PLANNING REF : 252036
PROPERTY ADDRESS : 19b Erleigh Court Drive
: Reading, Berks
: RG6 1EB
SUBMITTED BY : Mrs Nicola Ball
DATE SUBMITTED : 18/09/2025

COMMENTS:

I wish to object to the proposed garage conversion at 23 Erleigh Court Drive on the following grounds:

The property already presents significant parking constraints. There are currently two disused vehicles occupying the driveway, which restricts usable off-street parking to one space. Access is limited to a single entrance and exit, making manoeuvring difficult and reducing overall capacity.

The dwelling is a five-bedroom property, and the proposed garage conversion would effectively create a separate annexe, increasing the number of potential occupants and associated vehicles. This intensification of use is not supported by adequate parking provision, and risks exacerbating existing pressures on the surrounding road network.

There are frequent instances of carers' vehicles parked along the road, which means that other cars park particularly near the junction between Nos. 17 and 21 Erleigh Court Drive, which already suffers from visibility and turning constraints. This has led to unsafe parking practices, with vehicles often parked too close to the junction, creating hazards for drivers and pedestrians alike.

Additionally, during prayer times, the road outside the property experiences regular double parking, further reducing access and increasing congestion. This pattern of behaviour compounds the existing parking stress and raises serious concerns about emergency vehicle access and general highway safety.

The proposed layout and scale of accommodation also raise concerns about potential future use as a House in Multiple Occupation (HMO). The internal configuration suggests the possibility of subdivision, which could lead to increased occupancy, noise, waste generation, and further pressure on local infrastructure. Given the existing constraints, any intensification of use would be detrimental to residential amenity and highway safety.

Furthermore, the garden is in a state of significant neglect, which raises broader concerns about the appropriateness of further intensifying the use of the property. The hedges at the top end of the garden have not been trimmed for over two years, and the remainder of the outdoor space is completely overgrown. Offshoots from a protected tree which, to my understanding, has not been trimmed on the side of No. 23 for over 17 years have spread unchecked, contributing to the deterioration of the garden and encroaching on neighbouring areas.

The bottom of the garden is densely overgrown with ivy, brambles and other bushes, which are now out of control and actively consuming the shared border with 19b. Despite repeated concerns, the owner's

son has refused to assist in rectifying the situation, citing a lack of financial resources. This pattern of neglect not only affects neighbouring amenity but also calls into question the capacity or willingness to maintain the property responsibly should its use be further intensified through development.

In light of Wokingham Borough Council's adopted parking standards and commitment to safeguarding residential character, I respectfully request that this application be refused.