

PLANNING REF : 260581
PROPERTY ADDRESS : 164 Reading Road
: Wokingham, Berkshire
: RG41 1LH
SUBMITTED BY : Mr Andy Welch
DATE SUBMITTED : 08/05/2026

COMMENTS:

Planning Application: 260581
Site Address: 162 Reading Road, Wokingham
From:
Andy Welch & Emma Knox
164 Reading Road
Wokingham
RG41 1LH

We wish to object to planning application 260581 at 162 Reading Road, Wokingham.

As the immediate neighbouring property to the west (left side when viewed from the road), we have significant concerns regarding the impact of the proposed development on both the character of the area and residential amenity.

The proposed development would materially alter the relationship between the two properties. At present, both houses are set approximately 4 feet from the shared boundary, with only a single-storey garage element adjacent to our property. The proposal would replace this with a full two-storey structure running along the length of the house, positioned very close to the boundary. This represents a substantial increase in bulk, height and mass in close proximity to our property.

The increase in ridge height from approximately 8 metres to 8.3 metres further adds to the scale and prominence of the development. When combined with the two-storey extension along the boundary, this would result in an overly dominant and visually intrusive form of development.

The proposal would therefore have a significant overbearing and enclosing impact on our property. In particular, the two-storey wall in such close proximity would directly affect outlook from two bedroom windows and a kitchen window which currently receives morning light. The development would replace an open aspect with a close-proximity brick wall, resulting in a marked loss of outlook and a noticeable reduction in natural light, creating an oppressive environment.

The proposal would also substantially reduce the gap between properties and create a terracing effect, which is out of keeping with the established pattern of development along Reading Road, where properties typically maintain visual separation. This is further exacerbated by the fact that the development on the opposite side of the property would also extend close to the boundary, where there is currently a much wider gap of approximately 12 feet. The cumulative effect is to erode the sense of openness around the property and create an overdeveloped and cramped appearance.

In addition, the proposal introduces new first-floor rear windows which would be positioned closer to our property than at present and would directly overlook our rear garden. This would result in a harmful loss of privacy to what is currently a private outdoor space.

Furthermore, the cumulative scale of development, including extensions to both sides of the property together with the conversion of the garage, represents overdevelopment of the plot and is not in keeping with the character of the surrounding area.

Finally, the conversion of the garage would remove an off-street parking space, which is likely to increase on-street parking pressure along Reading Road, to the detriment of local amenity and highway safety.

For these reasons, the proposal conflicts with local planning policies relating to residential amenity, design quality, and the character of the area, and we respectfully request that the application be refused.