

PLANNING REF : 250442
PROPERTY ADDRESS : 14 Mollison Close
: Woodley, Berkshire
: RG54XG
SUBMITTED BY : Ms Edel Walsh
DATE SUBMITTED : 04/04/2025

COMMENTS:

Our property is opposite the proposed property development. Our objection to the planning request should be seriously considered by Wokingham Council for the following reasons:

1. Given the evidence of multiple applications in the past made by the landowner and with this change to an existing approved application, it is unlikely that this will be the last.

2. The location of the property and the increase in size will impact our view; will cause our property to be overlooked impacting our privacy; and will limit daylight into our property.

3. There are existing Oaks and other big trees at the property under TPO - see Protected Tree Map:
https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eaec0#data_s=id%3Awidget_30_output_config_2%3A0. It is inevitable that these trees will be damaged as a result of the construction and associated traffic gaining access to the site (see CA306900036 - RPA Zones). Approval of this application is also an indirect approval to the destruction of these protected trees. What provisions are Wokingham Council putting in place to avoid this?

4. The area is home to a diverse wildlife population, the proposed development will inevitably disrupt the wildlife habitats and negatively impact local biodiversity.

5. Perimeter Road is a narrow service road heavily used by residents since the development of over 500 dwellings over the last few years on the Perimeter Road development, popular with cyclists, leisure walkers, dog walkers, and school children. The existing development and business located at the address has already contributed to increased traffic levels and will inevitably further increase traffic flow and access issues, creating a road hazard for residents and other road users.