

PLANNING REF : 260457
PROPERTY ADDRESS : 1 Maythorn Cottage
: Basingstoke Road, Riseley, Reading, Berks
: RG7 1QN
SUBMITTED BY : Mrs Elaine Whittemore
DATE SUBMITTED : 31/03/2026

COMMENTS:

I am writing to object to the above planning application.
I feel this application although submitted separately, should be viewed in conjunction with the original planning application (planning application number 090526) to renovate and extend the existing property on the site.

The original application was granted to renovate the property and extend the house on 2/3 sides which substantially increased the property size. The above application proposes building a new 4 bedroom property with 7 dormers in what is shown as the original garden with a separate 2 vehicle car port and 2 further car spaces. Despite the original application stating that no hedgerows would be removed, this was not the case and Wokingham council have just accepted this as "not a major disturbance". The above application will worsen this situation and flower borders, garden and green space will be replaced by 4 hardstanding parking spaces, a 2 vehicle carport and 2 houses which is a substantial change to the site and to the visual appearance of both Basingstoke Road & Norton Road. The proposed property is shown as being bigger/taller than the original house and nearby properties such as Lilydale, 1 Norton Road, and The Old Sun House opposite. I therefore object to the loss of green space, the siting of 2 properties on site (regardless of historical plans which do not show a property of this size/structure). It is overbearing to neighbouring properties and to the existing house which will have no real outside green space either.

In addition the entrance to the property is shown as being on the bend in Norton Rd. This road is used by many walkers, cycling groups, children making their way to the park, dog walkers and horseriders and an access point on the bend is dangerous. There is no safe access point on either road due to the bend. Norton Road is a single track lane and turning in from the Basingstoke Road, drivers are blind as to any oncoming vehicle, animals or people.

I do not feel that the applications if submitted together would have been approved and it seems just a way to get round the planning system.

I would therefore ask that this application is rejected on the basis of the dangerous access, inappropriate size of the property, inappropriate footprint of this property in relation to all neighbouring properties and the loss of green space.