

PLANNING REF : 242043
PROPERTY ADDRESS : 1 The Chatters Farley Hill
: Reading, Berkshire
: RG7 1US
SUBMITTED BY : Mr Jonathan Wheelwright
DATE SUBMITTED : 10/09/2024

COMMENTS:

- The proposed exits from the houses are too close to the planned new roundabout and crossing lights creating additional risks and ingress traffic at this complex junction
- The proposal will increase traffic across the busy roadside path with poor proposed sight lines
- Proposed access road to rear property is not sufficient wide for emergency vehicles' access
- Application is counter to Wokingham's design guide in that: plot 3 is behind the line of housing and plot 3's distance from its back to front of 94a is too short,
- Inadequate provision for turning of delivery vehicles at plot 3 once the parking spaces are occupied
- Increased rain runoff due to large areas of impermeable road surface
- Biodiversity corridor linked to the train line currently includes the back garden of the existing house will be lost impacting local wildlife
- Loss of the foraging area for bats of the existing residence's garden
- Car parking does not have direct and convenient access
- This proposal is for a tandem development. The NPPF states that residential land is excluded from 'previously developed land' and states that developing it is inappropriate where it would cause harm to the local area - in this case loss of visual amenity for the adjacent houses.
- This proposal is counter and does not address the requirements in the borough design guide (sect 4.10) that clearly states where backland or tandem development is proposed it must 'avoid any potential for overlooking or visual impact on neighbours by designing the orientation of the new housing appropriately, positioning windows with care and make sure there is no overlooking from the upper floors into existing properties ".