

PLANNING REF : 251075
PROPERTY ADDRESS : 4
: 4 Cobham Road, Reading, Berkshire
: RG5 4LB
SUBMITTED BY : Mr Vishal Giga
DATE SUBMITTED : 20/05/2025

COMMENTS:

Re: Formal Objection to Proposed 2 No' Dropped Kerbs on Cobham Road

I am writing to formally object to the proposed installation of two dropped kerbs on Cobham Road due to the following reasons:

1. Disproportionate Scale and Unreasonable Need

The proposal for six parking spaces is wholly disproportionate for a standard 3-bedroom residential dwelling and exceeds any reasonable parking requirement. This scale of development raises concerns that the property is being prepared for conversion into a HMO or business/commercial use, neither of which is in keeping with the residential nature and character of the area.

Furthermore, the property on Wokingham Road benefits from a substantial front garden and garage that can already accommodate the applicants current 2 no' commercial vans and 2 cars with space for more. There is no justifiable need for:

- A second access point to the front garden parking.
- An additional two parking spaces at the boundary, directly impacting the only two properties actually located in the middle of Cobham Road.

Additionally, there are existing yellow lines at the entrance to Cobham Road. Based on these constraints, it is impossible how a 3600mm dropped kerb could be permitted and safely implemented in the space AFTER the end of the yellow lines but BEFORE the applicants garage wall. This renders the applicants proposal lacking any practical design considerations and impact to Cobham Road.

2. Negative Impact on Parking, Safety, and Local Use

Cobham Road already experiences significant issues due to long-term parking of vehicles, including:

- Large long wheel based commercial vans, camper vans, and pick-up trucks. Multiple commercial vehicles owned by an individual no longer residing in the local area are long term storing vans here for the majority of the year while operating a business of van rental for example.
- Local dentist staff parking their cars from 8am - 6pm Mon-Sat as well as dentist customers.
- People wishing to avoid paying parking fees at Woodley Precinct and parking temporarily while they shop.

The introduction of two new dropped kerbs will further reduce on-street parking availability for the above. This will mean these large commercial vans are going to be long term parked directly in

front of my property rather than the top of the road and this severely restricts us entering and more importantly exiting our drive way safely.

I have had numerous instances where I am reversing out of my drive and cars are speeding down the road and nearly causing an accident. If cars and vans were not allowed to park in front of my property then this would avoid an accident waiting to happen. The proposed development therefore increases the chances of these long term parked commercial vehicles being parked either side of the dropped kerbs and causing us more problems than we have now on the road.

My opposite (elderly) neighbour at no' 3 Cobham Road has the same issues in that vehicles park close to the driveway and he cannot reverse out safely as he can't see past the cars/vans. If these dropped kerbs are approved then cars are going to park even closer to their property as there will be just enough space for a van or car to park to the right hand side of the 2nd dropped kerb. Both residents at 3 Cobham Road are elderly and require care, they are visited by health visitors among others frequently each week. These visitors struggle to park on the road because the road is full most days, this development again makes this much worse for the residents and services required to assist them.

With the 2nd dropped kerb being on the boundary to no' 3 Cobham Road, it introduces further tight turns and blind spots for what will probably be parking for the applicants large builder vans that currently reside in the applicants front garden. This will increase the potential for accidents if they are reversing in and out blindly as there are also many elderly and school children walking this way and views will be restricted by the trees and other vehicles that will be parked on the road.

3. Environmental and Visual Harm

The proposal will require the removal of healthy trees and greenery, which:

- Contradicts Wokingham Borough Council's Tree Policy and Climate Emergency Action Plan and I quote 'promotes preserving green infrastructure and ensuring new developments do not compromise the natural environment.'
- Results in increased visual intrusion from a parking area viewed from our property's entrance, first floor bathroom and master bedroom window. These views of uninterrupted greenery will be completely ruined and replaced with the view of 2 commercial vans, viewing into other gardens beyond 273 plus further vans that park on the road because there's no other space.
- Impacts the visual amenity and character of the street scene, affecting neighbouring properties. These trees create natural screening and privacy for our property as the roads are lined with trees and doesn't allow us to look into those gardens on Wokingham Road and equally for them not to look up to our windows from a

distance. It is duly noted that other residents have commented on the visual impact from their gardens looking into a parking lot for cars/vans and I share their concerns.

I therefore urge the Council to reject the application on the following grounds:

- a) The proposed development is excessive in scale and disproportionate to the property size;
- b) It would exacerbate existing parking and safety issues on Cobham Road as well as 1 proposed kerb not actually being a viable proposal.
- c) It would result in loss of privacy and negatively impact the natural views and enjoyment from 4 Cobham Road.
- d) It would require the destruction of valuable greenery, contrary to local planning policies and climate action commitments that are not addressed by the application for this unnecessary additional parking request.

Yours sincerely,
Vishal Giga