

PLANNING REF : 252177
PROPERTY ADDRESS : 1 The Ridgeway
: Woodley, Reading, Berkshire
: RG5 3QD
SUBMITTED BY : Mrs Nicola Cunningham
DATE SUBMITTED : 18/10/2025

COMMENTS:

I wish to strongly object to this planning application on the grounds that the proposed off-road parking provision is wholly inadequate for the realistic and likely occupancy of the dwelling, which will inevitably lead to detrimental overspill parking, severe highway safety issues, and loss of amenity for existing residents.

While the application technically proposes a three-bedroom dwelling, a thorough review of the plans indicates a significant and concerning potential for a higher occupancy, thereby rendering the two-space parking provision insufficient. The plans designate a room on the first floor as a "Study/Snug" but include built-in wardrobes, a feature typically associated with a bedroom. A separate room on the ground floor is designated as a "Study/Guest Room." Furthermore, the inclusion of a large mezzanine area provides a clear opportunity for easy conversion into a further usable bedroom, which is a key consideration under realistic planning scrutiny.

Based on the floor plan and room descriptions, the dwelling is realistically capable of functioning as a five-bedroom house, or even six if the mezzanine is utilised. Adherence to local planning policy for minimum parking standards, when assessed against this realistic capacity, would require a minimum of three or four off-road parking spaces, not the two currently proposed.

The resultant overspill parking will occur on The Ridgeway, a road that is already unsuitable for on-street parking due to its specific characteristics. The road is exceptionally narrow and without dedicated pavements, pedestrians are forced to walk in the road, and parked cars create an immediate and significant safety hazard by forcing walkers further into the traffic lane. This creates an unsafe environment for vulnerable road users.

The combination of the narrow road and overspill parking will severely compromise access for essential services, including emergency vehicles (fire, ambulance, police), which is a critical matter of public safety. Existing residents will also face extreme difficulty accessing their driveways and properties, leading to an unacceptable loss of residential amenity.

I therefore strongly object to this proposal and urge the Planning Committee to refuse permission until the plans are amended to provide an off-road parking provision that genuinely and realistically matches the likely maximum occupancy of the dwelling.