

PLANNING REF : 262149
PROPERTY ADDRESS : 269 Loddon Bridge Road
: Woodley
: RG5 4BL
SUBMITTED BY : Mrs Lynda Murphy
DATE SUBMITTED : 05/10/2026

COMMENTS:

I am writing to object to the above planning application. I objected to a previous application, number 260830 and my objections for this new application are the same.

Please refer to my objection dated 26th April 2026. All the points raised in that objection are still pertinent and in addition the new proposal adds a further extension to the existing house, number 273.

Overdevelopment of the site.

Unsuitable parking arrangements. The dropped kerb, granted permission from a previous application, was to allow for extra parking for 273. This is now going to be allocated to the new dwelling. The residents of 273 park on the council grass verge at the front of their house, restricting the site line for cars to safely and easily get out of Cobham Road. The dropped kerb will also reduce the amount of parking spaces in Cobham Road. The proposed parking would mean that the new residents would have to come in and out onto Cobham Road, which is now effectively a single track road, due to the over parking of large vans used by a previous resident, of Loddon Bridge Road, to run a business from. I would urge a traffic planning officer to look into this matter as there are safety issues arising from this proposal. The proposed new dwelling is set back from the rear line of the existing house and in addition the new proposal has an extra rear extension to the existing property, 273. This will be even more visible from my house and mean that my garden will be more overlooked and which I will be unable to screen, reducing my privacy and quiet enjoyment.

A new dwelling will make 271 and 273 into a terrace as opposed to a semi-detached, changing the aesthetics of the road. There has been no attempt to make the new facade look like a 1930s house. These houses are nearly 100 years old and have very specific features, which have been completely disregarded, both on the work already done to 273 and to the proposed new dwelling. The front elevation shows the upstairs windows, on the proposed dwelling, matching the window above the front door of the existing house. However this window has been considerably enlarged already, by the owners of 273 and this drawing is not an accurate representation of how it will look.

Regarding the landscape masterplan, I would point out that the trees T1 and T5, which the document states are both 'existing trees retained and protected,' are not actually on land owned by the applicant. T1 is in the garden of 271 and T5 is on the verge on Cobham Road.