

PLANNING REF : 262087  
PROPERTY ADDRESS : 81  
: Reading Road, Woodley, Berkshire  
: RG5 3AE  
SUBMITTED BY : Mr Richard Knight  
DATE SUBMITTED : 01/10/2026

COMMENTS:

Comments for and on behalf of Dorothy Flint, 66 Vauxhall Drive,  
Woodley, RG5 4EE re: Application No: 262087

1. There is no objection to either the porch or the single storey element of the rear extension.
2. This is provided that the dimensions referred to are accurate.
3. All dimensions given are "approx". This means that they could be exceeded to the detriment of the neighbouring property. Therefore, "approx" needs defining.
4. The rear upper floor layout is inaccurate. The main bedroom of the neighbouring property is immediately adjacent to the party wall, not the bathroom as indicated.
5. The result is that this room will be adversely affected because the extension is overbearing and unneighbourly, resulting in a loss of outlook and amenity. Further, it creates an unacceptable relationship between the two properties.
6. It will also result in a significant loss of light. Whilst it does not affect a habitable room, it is surely not ecologically acceptable that the occupier would need to use a light every time it is used.
7. The proposal as it stands is contrary to council policies relating to extensions and should be refused subject to a more acceptable scheme being negotiated.
8. Therefore, it is requested that the proposal be viewed from the first floor of the neighbouring property, by arrangement, prior to a decision.

Submitted by Richard Knight, Town Planning and Development  
Consultant, Retired.

c.c. Woodley Town Council  
Loddon Ward Councillors