

PLANNING REF : 243176
PROPERTY ADDRESS : 2 Elmwood Close Woodley
: Reading, Berks
: RG5 3AL
SUBMITTED BY : Ms Lisa Lewis
DATE SUBMITTED : 05/02/2025

COMMENTS:

Our property is next to the bungalow. Our postal address is 2 Elmwood Close but our house is effectively on Reading Road and parallel with 108 Reading Road separated by the access road in to Elmwood Close. We object to this proposal. Our two main concerns are loss of privacy and shadowing and loss of light.

OVERLOOKING/LOSS OF PRIVACY

It is notable that our house is situated several feet lower than the road that is Elmwood Close and at several feet lower to the bungalow. We have always enjoyed privacy in our garden as it is not currently overlooked. We can sunbathe etc without worrying about anyone being able to see. There are no nearby properties looking in to our rear windows or garden. The proposed siting of the windows on 108 Reading Road on the side elevation facing our side will look directly down in to our lounge window, directly in to our bedroom window, bathroom and stair well and our entire garden. The balconies on the property will also create a loss of privacy as these will also look in to our premises/garden and lounge and kitchen.

The previous bungalow owner told me that when our house was built, one of the caveats was no windows overlooking the bungalow at 108 other than frosted or the small stair window so why would it be eptable the other way round.

THE APPEARANCE OF THE AREA WILL BE QUITE IMPOSING AND CREATE SHADOWING.

The proposed Building is very large and imposing. We are concerned the building will cause a loss of light and sunlight to our house and garden and create shadowing and darkness. In the Summer the sun sets in that direction (westerly) in the afternoon, when we get sunshine in our garden. We fear this development will result in shadowing over our house and garden and the height of the roof will seriously overshadow our house and garden and cut off the sunlight to our gardens which we enjoy.

On the other side of the wall our container plants and our driveway will be over shadowed and lack light and sunlight.

VISUAL AMENITY

The proposal is large and imposing which is out of keeping with the bungalows next to it and opposite it.

ADEQUACY OF PARKING/LOADING/TURNING HIGHWAY SAFETY TRAFFIC GENERATION

We have concerns there is inadequate car parking space for a large property. It concerns us if cars start parking outside the property on the main road it will create a road hazard. We have seen an accident where a van parked outside the subject property at 108 which meant a car could not see around it to pull out of Elmwood close and a collision arose. Another collision happened where visitors to Reading Road parked in Elmwood Close causing a car turning in to the close to collide with it. There is not enough parking at the subject property and we have concerns that they will overspill outside our property causing loss of amenity. There is not enough space for parking in Elmwood Close. Parking in Elmwood

Close would cause the look of our area to look scruffy as well as cause traffic congestion and risks to road users.

When the owners had their last extension built, their builder parked outside our front gate demonstrating there was insufficient space on their drive when there was one car parked on it. This preventing access and straight forward deliveries to our property. Their large haulage vehicles reversed in to our road to offload materials over the fence. We were blocked in several times by these vehicles.

An

extension of this size will cause countless disruptions like this on a magnified scale.

NOISE AND DISTURBANCE RESULTING FROM USE

Naturally a larger property if occupied by a lot of people and vehicles will generate more noise disturbance

LAYOUT AND DENSITY OF BUILDING DESIGN,

Having two balconies at the front and back is excessive.