

PLANNING REF : 250442
PROPERTY ADDRESS : 6 Rose Grove
: Woodley, Berkshire
: RG5 4FL
SUBMITTED BY : Mr A Pawar
DATE SUBMITTED : 01/04/2025

COMMENTS:

I am writing to formally object to Planning Application 250442, which proposes the erection of a three-bedroom dwelling with bin/cycle store, associated access, parking, and landscaping, following the demolition of existing outbuildings.

The owner of the proposed site has made multiple changes to planning applications in last 5 years. It started with proposal for warehouse and then changed to build a house. Previous application was approved for 2 Bedroom dwelling and now a 3 Bedroom dwelling has been proposed. I live just behind the proposed new building and hence increase in size will 'directly' affect my view and limited daylight available. Given the available space with owner, I will not be surprised if

subsequent applications for more number of bedrooms will be made in future. Will there be a high rise building just in front of my door in near future? Will Wokingham council give permission to such high rises for the sake of receiving extra council tax? It is my kind request to Wokingham Council to take in to account factors like privacy, diminished sunlight for neighbouring properties and environmental impact while reviewing such proposals.

I will also enlist few more factors that needs to be taken into consideration during the review:

Traffic and Access Concerns: Perimeter Road is a narrow, heavily used road, popular with cyclists, leisure walkers, dog walkers, and school children. The proposed development will inevitably increase traffic flow and access issues, creating a road hazard for residents and other road users.

Noise Pollution: The construction and occupation of a three-bedroom dwelling will likely generate increased noise levels, impacting the quiet residential amenity of the area.

Existing Plantations and Wildlife Impact: This needs to be assessed again. There are existing big trees at the property. The area is home to a diverse wildlife population, including cats, foxes, and squirrels. The proposed development will inevitably disrupt their habitats and negatively impact local biodiversity.