PLANNING REF : 261436
PROPERTY ADDRESS : 12 Wroxham Road
: Woodley, 12 Wroxham Road Woodley, Reading
: RG5 3AT
SUBMITTED BY : Mr Willem Meenderink
DATE SUBMITTED : 02/08/2026

COMMENTS:
While we appreciate that home owners are entitled to extend their properties this proposal goes far beyond a typical extension

It is out of keeping with the established character of Wroxham Road. It would be sandwiched between two bungalows.

The proposed increase in height, new roof design, the two storey front extension and cumulative scale of the extension would result in a building that appears significantly larger and more visually dominant than neighbouring properties and indeed Wroxham Road.

There is a consistent pattern of detached family homes with similar proportions, roof lines and spacing. This proposal would disrupt the character and create an overdevelopment of the plot, resulting in harm to the appearance of the street scene. Therefore this conflict with Wokingham Borough Design policies which require development to respond positively to local character and interstate with its surroundings.

We ask the council to consider if the increased height, bulk and altered roof form would have an adverse impact on neighbouring residents through overshadowing, loss of outlook and overbearing appearance, and privacy where relevant.
We believe the proposal conflicts with Wokingham Borough's Core Strategy Policy CP3 and the Borough's design guide.

For these reasons we oppose the development.