PLANNING REF : 262443
PROPERTY ADDRESS : The Oakwood Centre
: Headley Road, Woodley, Wokingham
: RG5 4JZ
SUBMITTED BY : Woodley Town Council
DATE SUBMITTED : 18/11/2026

COMMENTS:
Members of the Planning & Community Committee have considered this application and wish to object. A number of residents attended the meeting to highlight issues and concerns with this development. Following discussion, the Committee determined they wished to object on the following grounds: - The development would constitute overdevelopment of the site. - The access road is not suitable for the proposed development, with the design indicating this is only 3.1m wide, but the measurement between the property at 30 Butts Hill Road and the fascia guttering at ground floor level of 28 Butts Hill Road narrower than this. This would not provide suitable access for service or emergency vehicles and would also lead to unacceptable conflict
with pedestrians accessing the site on foot. - The design is unneighbourly, with vehicles accessing the site passing within inches of the property wall of 28 Butts Hill Road - The proposed properties would overlook onto properties on Rochester Avenue
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