

PLANNING REF : 251396
PROPERTY ADDRESS : 58 Ryhill Way
: Lower Earley, Berkshire
: RG6 4AZ
SUBMITTED BY : Mr Andrew Brown
DATE SUBMITTED : 03/07/2025

COMMENTS:

Dear Sir / Madam

I am writing to formally object to Planning Application Reference 251396 at 60 Ryhill Way, Lower Earley relating to a conversion of garage space to living accommodation at the property which appears without advice or consultation to have become a House of Multiple Occupation.

Parking

As the owners of the property directly next door to this property we already suffer with access and egress to parking on our own drive. Although this is bad enough in the summer months when vehicles are able to park on the verge, which some not all do, in winter months when the grass is wet and boggy vehicles have to park fully on the road available. Although not illegal to park, vehicles were considerably smaller in 1986 when the properties were built and less of an issue at the time. Modern day vehicles are larger thus making parking difficult. I have photographic evidence of access and egress issues.

The Applicant writes of other properties in the vicinity that have converted their garages and points out, "There will continue to be four off-road parking spaces on the private drive in front of the garage conversion." and "There are a number of other garage conversions on the same road, some with less private drive parking than is available to this property.". I would like to raise the following points relating to this

1. I would refute there is space for 4 vehicles on the driveway. I can show photographic evidence that more than two vehicles would not fit on the drive.
2. I believe there are 3 properties that have extended living space for single family residents in the vicinity which already exacerbates parking issues at times.
3. The Applicant in suggesting there will be 4 vehicles parked on the property is cognisant of the fact that with a Housing Manager / Care Supervisor plus potentially 7 occupants of vehicle driving age, we could have 7 vehicles at any one time in addition to the current make up of the Close.

Previous Applications

Previous approvals in the vicinity should not set a precedent that any application for conversion should be approved. A few years ago the owner of the property had the conversion approved. Talking to us at the time he advised this would be to create a "Granny Annex" for an elderly parent. We appreciated the up front approach and in the circumstances did not object. Circumstances for this application are considerably different and expose the neighbourhood to considerable parking issues that would inevitably cause increased anguish and resentment.

Neighbourhood Detriment

The seemingly covert way the Applicant has facilitated the creation of a potential HMO, with no consultation with residents, Wokingham

Borough Council or Child Services is unacceptable and against the Home Office recent review and now are asked to consider increasing the residential capacity through this application pays scant regard to the long-standing neighbourhood culture and the residents within. The impact already without the alteration has had a damaging impact on the neighbourhood through house sales and house values along with concerns about noise, itinerant occupants and the inevitable impact that has on the community. No consideration for the physical and mental wellbeing of the residents has been considered. The possibility of increased capacity at this property increases the issues commented on above.

We have also had an occurrence where an occupant was using his phone on speaker phone in the garden at 11.00pm and again at 11.53pm without consideration for us as neighbours.
Environment

The haphazard way the Applicant has attacked the trees during Spring, at the rear of the property, with what appears no regard for nesting birds shows little respect for the local environment. The remaining trees remain an eyesore with what looks like little possibility of recovery. Although this has little direct impact on the garage conversion it does lend itself to an unfavourable view of the Applicants approach to the local area.
I therefore request his application be refused.