

PLANNING REF : 261150
PROPERTY ADDRESS : 1a
: 1a Chetwode Close, Wokingham
: RG402LL
SUBMITTED BY : Mr David Linehan
DATE SUBMITTED : 08/07/2026

COMMENTS:

Planning Department
Wokingham Borough Council

Re: Planning Application 261150 - Proposed Day Nursery and
Installation of Air Conditioning Units at [property address]

I am writing as a resident of 1A Chetwode Close to comment on the above planning application. While I do not wish to oppose development unnecessarily, I would like to raise several concerns about the potential impact on the residential amenity of our close.

Traffic and Operating Hours of the Nursery

Chetwode Close is a quiet cul de sac with very limited traffic. The introduction of a day nursery immediately adjacent would significantly increase vehicle movements, with parents and staff arriving and departing throughout the day. My concern is not only the volume of cars but the timing of these movements.

Nurseries often operate from early in the morning, and some may hold sessions or events outside standard weekday hours. Increased vehicle noise at unreasonable times, particularly early mornings or weekends, would affect the tranquillity of the close. As someone who values quiet weekends for personal relaxation, I am concerned that regular arrivals, door slams, and short stay traffic could disturb the peaceful environment that residents currently enjoy.

Air Conditioning Units

Although I have not personally experienced disturbance from the existing air conditioning units at the property, the installation of additional external units raises concerns about the cumulative impact on both noise and the visual character of the area. Air conditioning condensers can generate continuous low frequency noise, especially during warmer months, and multiple units operating together may have a greater effect than individual units assessed in isolation.

Given the quiet residential nature of Chetwode Close, I would appreciate reassurance that any new units will be appropriately sited, acoustically assessed, and screened to minimise any potential impact.

Request for Reassurance and Conditions

I would be grateful if the Council could ensure that:

Nursery operating hours are strictly limited to appropriate weekday times.

No early morning or weekend sessions take place that could disturb residents.

A clear traffic management plan is in place to minimise noise and

disruption.

Any air conditioning units are fully assessed for cumulative noise impact and appropriately screened.

Conditions are applied where necessary to protect the amenity of neighbouring properties.

My intention is simply to ensure that any approved development respects the quiet character of Chetwode Close and does not adversely affect the existing enjoyment of our homes.

Thank you for considering my comments.

David Linehan
1A Chetwode Close
Wokingham