

PLANNING REF : 251501
PROPERTY ADDRESS : 32 Reading Road
: Woodley, Berkshire
: RG5 3DB
SUBMITTED BY : Mr Rob Widdis
DATE SUBMITTED : 14/07/2025

COMMENTS:

We wish to object to the development on the following grounds:

1) out of character with the street - the development would create the appearance of terraced housing, where none currently exists. None of the other similar properties on the street have a development fully covering the garage roof area. A previous identical development to this (Planning Application Number 021887, ILAP Number F/2002/7953 <https://planning.wokingham.gov.uk/FastWebPL/detail.asp?AltRef=021887&ApplicationNumber=021887>) was proposed by ourselves (and Woodley Town Council) and was refused at committee by Wokingham District Council on the grounds of out of character development (the exact words used by the Chair of the Planning Committee was that it was an inconsiderate and un-neighbourly application). This development is more overbearing, and creates even more of a terraced housing effect than the one rejected in 2003. We do not see any mitigating factors when comparing the new proposal to the one previously rejected and consequently wish to highlight the previous decision.

2) loss of privacy / light - our rear garden (at number 32) only gets light in the morning between the two houses 30 and 32 over the top of the single storey garage, a development over the top of the garage would remove the light source completely. Equally, the rear facing window would look directly into our glass roofed conservatory. The side elevation window will provide a view of the wall of our house, approximately 4 to 6 inches away - we assume that this window will not actually be built, and has been added to the plan to provide a misleading view of the distance between the two properties - our property is not shown on any of the planning drawings.

3) The applicant received planning permission in December 2023 for a proposal based on similar areas of his property's footprint (Planning Application Number 233161 <https://planning.wokingham.gov.uk/FastWebPL/detail.asp?AltRef=233161>

it still has validity or if it is completely superseded by this application.

These combined effects will create an overbearing and claustrophobic effect on our property, and we are seeking the Council to refuse the application, particularly as there is clear precedent as highlighted above.