

PLANNING REF : 213520
PROPERTY ADDRESS : The Oakwood Centre
: Headley Road, Woodley, Wokingham
: RG5 4JZ
SUBMITTED BY : Woodley Town Council
DATE SUBMITTED : 01/12/2021

COMMENTS:

The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds:

The three storey design of the proposed properties is out of keeping with neighbouring properties and out of character with the street scene. The site plan provided is inaccurate; it reflects that the access road (Loddon Gardens) is a New Adopted Road when WBC have confirmed the road is not adopted and due to become a private road on completion of the Loddon Gardens development, and the existing footpath shown running along the left hand side of the road is believed to be on the right hand side of the road.

The Committee also noted the concerns of 12 residents who attended the Planning & Community Committee meeting held on 30 November 2021 regarding the provision of access to 99 Colemansmoor Road via Loddon Gardens. It was noted that there was an understanding that Right of Access was granted to 99 Colemansmoor Road via Loddon Gardens on the basis that this was a single bungalow. However, the building of two town house style properties, with parking provision for up to 5 vehicles, would increase traffic on this private road with the residents of these properties potentially not liable for the upkeep of the road.

The Planning and Community Committee are requesting that this application be listed.

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