

10, Maytree Walk,
Caversham,
Reading RG4 6LZ

Head of Planning Dept.,
Reading Borough Council,
Civic Offices,
Bridge Street,
Reading RG1 2LW

17th September, 2024.

Dear Sir,

Planning Application PL/24/1035 Proposed 4 Bedroom House, Land
to rear of 292, Henley Road.

I write to object to the above application. Firstly I have heard that the owner of 292 Henley Road knows nothing about the application. I notice that the surname on the above application is the same surname as the application of 2019 (application 190592) when the then owner of 292 Henley Road strongly objected to the application noting that the submission then was incorrect when it referred to 292 Henley Road, the same seems to be happening again!

We live at no. 10 Maytree Walk, there are 3 detached houses 6, 8 & 10, built on a narrow section of Maytree Walk by Bentley Homes in 2013. In this section of Maytree Walk we have no pavements and our section of road measures 4.8 metres wide I believe well below the minimum width of an access road of 5.5 metres when a road serves as access to 5 properties or more. Our houses were built in the back gardens of 3 houses in Hawthorne Road.

In 2019 the Reading Plan for future sites in back gardens, numbers 284, 286, 288, 290 & 292 it was quoted as possible sites ALL with access via Mountfort Gate & NOT Maytree Walk which would allow them easy access to the Henley Road. This has now been changed to access via Maytree Walk which means all properties on the estate enter the Henley Rd via Micklands Rd! Perhaps someone from the Planning Department should see the problems we have getting to the Henley

Road when parents are delivering & picking up children from Micklands School. We don't need more cars trying to merge on to the Henley Road via Micklands Road.

Being an extremely narrow section of road, if a person parks on the opposite side of the road outside our house & our neighbors Houses we cannot access our drives. Most cars appear not to be garaged today, some houses have 2 or more cars parked outside on the road. If this should happen where the new property is planned we would not be able to get out. As our road is very narrow there is just space to get passed a parked car, but 6, 8 & 10 are all the same side of the road with no properties opposite. In other sections of Maytree Walk cars are often partly parked on pavements (but we do not have pavements) not that cars should be parked on pavements.

Also if the new house was built positioned in line with number 25, it would be too close to be opposite numbers 6 & 10 a privacy will be lost,

If planning should be granted there will be many lorries & builders vans which our small road cannot accommodate. We live at no. 10, the end of the cul-de-sac, & at times we wonder how emergency vehicles could get through to us if needed, we are aged 85 & 84!

We would urge you not to allow this application to go ahead as our section of Maytree Walk is not suitable for more properties and vehicles as it is too narrow. There must be questions as to why the owner of 29 & Henley Road knew nothing about this new building, as happened on the previous application in October 2019

Yours faithfully

