

Memo

To: Catrin Davies, Planning

From: Amy Daly, Assistant Natural Environment Officer, Planning

CC: Transport DM

Date: 12th February 2026

Re: Consultation on an Application

Planning Application Ref: PL/25/1853

Application Type: Full planning permission

Address: 255-257 , Whitley Wood Road, Reading, RG2 8LE

Proposal: Construction of a single-storey rear extension to No. 257 following demolition of the existing portacabin, change of use of ground floor to No. 255 to provide additional doctors' surgery accommodation and alterations to the first floor to provide a 2 bed flat with associated parking and soft landscaping

The site of no. 255 Whitely Wood Road is an entirely hard surfaced site, with minimal to no soft landscaping. 257 Whitely Wood Road is a mixture of soft and hard landscaping; however, the rear garden is predominantly soft landscaped including trees. The trees would not appear to be within influencing distance of the proposal.

There are many elements of the Proposed Block Plan, 1st December 2025, Drawing No. WR-04, that are unclear as they are not labelled. The existing structures do not appear to be truly accurate when compared with an aerial image from Google – see below. The garden shed shown in the Block Plan is shown in your site photographs, however the other structures aren't plotted.

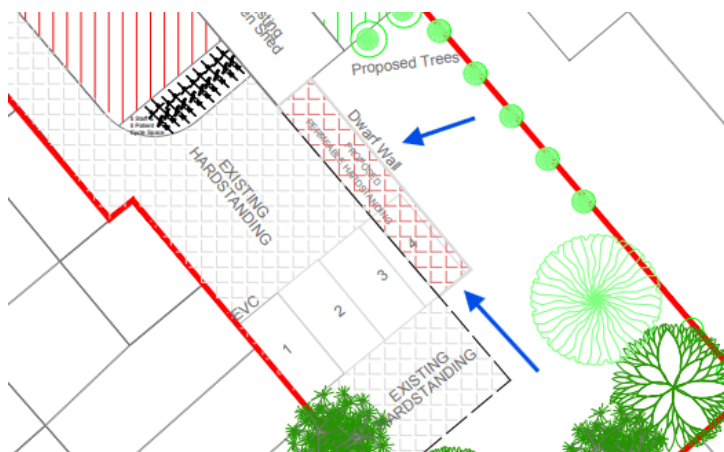


Whilst the tree planting shown is positive, I am unclear who will take responsibility for the tree maintenance, given this is outside of the flat's amenity area and outside the boundary of no. 257. There also appears to be a structure which conflicts with the proposed tree

planting – see annotated Proposed Block Plan and Google extracts below. I am unclear why the proposed flat's amenity is so limited, when the current site of no. 257 has a large rear garden. It is unclear who will take responsibility for the remaining area of rear garden once this house has been converted.



With the site of no. 255 almost entirely hard surfaced, further hard surfacing should be resisted. Further hard surfacing is proposed, to provide further car parking spaces (parking space 4 – see below); however, the parking arrangements shown in the Proposed Block Plan aren't representative of that appearing on Google either. It is assumed the dwarf wall is to separate the car park of no. 255 and rear garden on no. 257, but clarity should be sought on this as the change in boundaries/boundary treatment is not clear.



I note the frontage boundary wall is to be removed which will impact the street scene. The hedge on the frontage would appear to conflict with a car parking space and thus it is assumed this hedge will need to be removed, though this is not clear. If the hedge is to be removed, then the frontage will be entirely hard surfaced and soft landscaping should be included to 'soften' the impact to the street scene. I also note that no changes to the drop kerb are currently proposed, but there is a grass verge on the street frontage and without removing this and extending the drop kerb, I am unclear how parking spaces 6 & 7 will be accessed. If the grass verge needs to be removed to widen the drop kerb, a lamp post will also need to be relocated. These are all points that could impact the street scene and should be further considered.

To conclude, at this stage this is a very unclear application with many of the elements of the Proposed Block Plan not representative of that shown on Google and unlabelled elements. I have no objections to the extension and change of use element of the application subject to clarity on landscaping matters. Clarity should be sought on the inaccuracies in the Block Plan including existing structures and car parking arrangements, impact to the street scene, responsibility of the proposed trees and remaining rear garden space.