

PLANNING REF : 260439
PROPERTY ADDRESS : West Ways
: Tintagel Road, Finchampstead, Berks
: RG40 3JJ
SUBMITTED BY : Mr Alun Hicks
DATE SUBMITTED : 01/04/2026

COMMENTS:

I wish to object to this planning application for the reasons below:

1. The site is listed as countryside and outside the settlement/developments plans for the area.
2. The site is not suitable for the use proposed; access is by way of a narrow road which is not made-up and is unsuitable for increased regular use by heavy vehicles.
3. The applicant is applying retrospectively having already felled trees; if permission was to be granted it would be reward for breaking existing rules and would incentivise others to do the same.
4. There are no utilities to the site including drainage and sewage: consequently, any residential use would be most inappropriate.
5. Range Road is a green gap site and development of the site in the manner proposed would change the character of the area.

Furthermore, I note that local plans specify developments should add value to the character of the street scape. If therefore, this site is to be developed it should be with a high-end residential property that is properly connected to utilities and subject to Council Tax at the highest band plus, from 2028, any proposed surcharge.