

PLANNING REF : 250267
PROPERTY ADDRESS : 32 Barkham Ride
: 32 Finchampstead, Wokingham, Berkshire
: RG40 4EU
SUBMITTED BY : Mr Paul Hope
DATE SUBMITTED : 27/03/2026

COMMENTS:

To: Planning Department, Wokingham Borough Council
Subject: Objection to Planning Amendments - 31 Barkham Ride,
Wokingham

I am the resident of 32 Barkham Ride and wish to formally object to the recent changes in the planning application for 31 Barkham Ride.

I have received no notification of any amendments to the original planning approval, which granted permission for 26 traditional brick and mortar dwellings. The site now appears to have been altered to accommodate 31 static mobile homes (caravans). To my knowledge, no formal consultation or re-notification was undertaken with neighbouring residents as required when a material change to an approved scheme occurs.

This change represents a fundamental alteration in the nature, scale, and purpose of the development. The original approval added much-needed traditional, permanent housing to the local area, in line with Wokingham's Local Plan and the Government's push to increase the supply of family homes built to modern building standards (brick and mortar construction).

The revised proposal for static mobile homes differs substantially in:

- Design and character - Static caravans are not consistent with the built form, materials, or aesthetic of surrounding residential properties on Barkham Ride.
- Housing type and occupancy - Static mobile homes are typically smaller, shorter-term dwellings, often aimed at older or temporary residents. They do not meet Wokingham's strategic need for long-term family housing, and therefore cannot be considered an equivalent substitution for the approved brick houses.
- Density and site impact - Increasing the number of units from 26 to 31 on the same footprint intensifies development pressure, with corresponding effects on parking, access, drainage, and local services .
- Consultation and transparency - Local residents have a right to be notified of material alterations to approved applications. The apparent lack of notice undermines public trust in the planning process and may constitute a procedural failing.

For the record, I confirm that no consultation or notice of amendment was received at 32 Barkham Ride regarding these changes to 31 Barkham Ride.

In summary, I object to the proposed modification on the following material planning grounds:

1. The change from permanent brick housing to static caravans

constitutes a material change of use and design.

2. The proposal conflicts with Wokingham Borough Council's housing strategy and the National Planning Policy Framework (NPPF) objectives to provide sustainable, permanent family housing.

3. The proposal represents overdevelopment by introducing additional smaller units without appropriate assessment of infrastructure or neighbourhood impact.

4. The failure to notify affected residents breaches consultation requirements under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

I respectfully request that the Council reviews this matter, confirms the planning status of the current proposal, and if necessary, requires a full new application and public consultation in accordance with due process.

Yours faithfully,
Paul Hope