

PLANNING REF : 251540
PROPERTY ADDRESS : Fairway
: Barkham Road, Wokingham, Berkshire
: RG41 4DH
SUBMITTED BY : Mr Dominic Webb
DATE SUBMITTED : 22/07/2025

COMMENTS:

I object to the proposed development of two houses to the back of 354 Barkham Road.

Firstly, at no point has the developer attempted to contact any of the properties impacted by this application. (Fairway, Wrens Nest Stables, Halfway Tree or Halford Cottage)

The development attempts to make use of and land grab the unmade track adjacent to 354 Barkham Road as access to the two properties.

The Highway report states: '354 Barkham Road, the host dwelling, has an access directly onto Barkham Road, but enjoys a long rear garden which benefits from access rights onto a private road that runs along the western boundary of the site'. This is factually and legally incorrect.

At no time in the past has any owner 354 Barkham Road ever had either Express dedication or Presumed dedication to access to the private track via the boundary of 354 Barkham Road. Mr Frederick Claxton (the original owner of the plot), never maintained or made use of the track. For access rights to be assumed there needs to be an shed pattern of usage and maintenance, when Mr Claxton was mobile he always entered and exited the site from his front gate on Barkham road. Never once did he attempt to maintain any part of the track.

The track is privately owned, it's maintained by ourselves and the residents of Wrens Nest Stables.

Additionally the 'Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment' is also factually and legally incorrect. On pages 21 and 24 Baseline Habitats Plan and Proposed Habitats Plan show the boundary of the site in red. Both these plans attempt to include the unmade track as part of the 354 Barkham Road site. HM Land and Registry title plan No BK517688 clearly shows that the track to the side of 354 Barkham Road is not part of the development site. This is also true of the submitted location plan.

I'm 100% sure that the planning authority cannot support an application that could very possibly result in the proposed two residences being unable to be occupied due to major access issues.

In addition I would be very surprised if this application can be approved considering the significant errors in the application which must lead to its invalidation.