

PLANNING REF : 242066
PROPERTY ADDRESS : Flat 18
: Ascot House, Finchamstead Road, Wokingham, Berkshire
: RG402NW
SUBMITTED BY : Mr William Smith
DATE SUBMITTED : 13/04/2025

COMMENTS:

Objection to Planning Application Ref: 242066 - Ascot House,
Finchamstead Road, Wokingham RG40 2NW
From: William Smith & Miranda Vanhaarlem, Flat 18, Ascot House

To Whom It May Concern,

We are writing to formally object to the proposed planning application referenced above, which seeks to significantly extend Ascot House by modifying the roof and constructing additional floors to accommodate 10 new dwellings. As residents of Flat 18, we believe this development represents an over-intensification of the site and will adversely affect existing residents both during and after construction.

Our flat currently receives very minimal natural light, and any further increase in the height or massing of the building will only reduce this limited access. Light is a fundamental component of residential amenity, and we are deeply concerned that our home environment will be compromised beyond a reasonable standard.

We would also like to raise concerns over the structural changes already made within our flat, including supports that were not shown on the original purchase floorplans. We have been informed by the previous owner that these supports were added in preparation for future vertical expansion without consultation. This strongly suggests that steps have been taken behind the scenes long before public input was invited, which is unsettling and raises questions about the transparency of the development process.

There are also unfinished rooms and random doors within the building that appear to serve no purpose. This piecemeal approach to construction does not instil confidence in the quality or planning of future work. Additionally, multiple residents have experienced leaks, raising serious concerns about the building's current ability to withstand further stress. Introducing vertical development onto a structure already showing signs of water ingress is likely to amplify the problem. Should such issues worsen during construction, it will be difficult to untangle the liability between Klara Ascot Ltd. and affected leaseholders particularly as leaks are already occurring without vertical construction taking place.

While the property management team is generally responsive to resident queries, there has been ongoing difficulty in obtaining clear information related to service charge invoicing and budgeting. This lack of clarity makes it difficult for residents to properly assess the financial implications of ongoing or future developments. There is a growing sense that key aspects of estate management are being deliberately minimised to avoid scrutiny.

Finally, the development's scale, design, and increased parking

demand (which still falls short of the likely requirement) will strain the building's infrastructure and surrounding neighbourhood. This is not in keeping with the original character of Ascot House and shows little regard for those already living here.

For the reasons outlined above, we urge the planning committee to reject this application and instead promote a more thoughtful, balanced approach to housing expansion one that respects existing residents and maintains the integrity of current homes.

Sincerely,
William Smith & Miranda Vanhaarlem
Flat 18, Ascot House
Wokingham RG40 2NW