

PLANNING REF : 252968
PROPERTY ADDRESS : Moor Green House
: Lower Sandhurst Road, Finchampstead, Wokingham, England
: RG403TH
SUBMITTED BY : Ms Helen Rawkins
DATE SUBMITTED : 02/01/2026

COMMENTS:

I would like to object to the change of use from an office to residential, as this is clearly an attempt to secure planning for multiple dwellings by stealth.

Development in the area has always been based on a replacement construction basis ie demolition of one residence to be replaced with one residence. The residence on this site was previously demolished and replaced, which incorporated the footprint from all of the existing structures ie House, and a range of outbuildings. The land, which now incorporates Moor Green Barn, has been divided off to create an office that had no separate approval status and to which we have rarely seen any consistent occupation, the landowner and property developer, Mike Ball, is now residing in Cornwall. I believe that the change of use was initiated with the sole plan to create a residence (and in future, further residences potentially up to 5). This is an attempt to secure gain by stealth planning moves. The entrance way to this site was driven by a false application, as the main entrance to Moor Green Farm has always been used for wood chips access, there is a large mound between the sites, which prevents access to the Moor Green Farm residence from the applicant site. The entrance way to Moor Green Barn, now post-construction and not used for access of wood chip lorries, should be closed and does not have permission based on its current use.

The 'one for one' replacement system was initiated in part to retain nature and biodiversity to the area eg Thames Valley Basin Heath policy. This application would allow residential construction in an area adjacent to a Nature Reserve and is therefore entirely inappropriate. I cannot see a mention of a Biodiversity report in the application, just a mention of a Bat survey requirement. The applicant seems to have missed many of the required steps upon which the council would normally base its decision.

The location is unsustainable ie a car (or cars) are required to access shops, employment, schools, doctors surgery, buses etc. Lower Sandhurst Road has the National speed limit and is used by a range of vehicles including delivery vans. It does not have a footpath or lighting. Using the Broughton Farm planning argument as per Highways report as part of the application, is closer to safer routes serving the California community (shops, doctors surgery, etc as above), and so this reasoning is flawed.

The application site boundary clearly demonstrates the applicants longer term intentions for the site, the permission granted to the same applicant for the development of Moor Green Farm some years back exhausts the allowable development across the whole of this site based on the one-for-one principle.