

PLANNING REF : 251055
PROPERTY ADDRESS : 28 Kestrel Way
: Wokingham, Berkshire
: RG41 3HA
SUBMITTED BY : Mr Antony Hague
DATE SUBMITTED : 28/05/2025

COMMENTS:

My wife and I are new to the area having bought our property in Kestrel Way only 4 years ago. Our house is situated opposite 45 Kestrel Way. The houses around us are near each other in a tight-fitting cul-de-sac which is predominantly a quiet, peaceful area with a friendly neighbourhood community. Some of the reasons why we chose to live here.

We object to the proposed planning application for 45 Kestrel Way, please see reasons and concerns below.

45 Kestrel Way is already a busy property with works vans and other vehicles constantly using the road and space in front of the house, this causes complications with congestion and access into and out of the cul-de-sac. Currently all cars must vacate the road twice a week to make room for council services (refuse and garden waste collection), emergency services have also needed regular weekly access to one of our elderly neighbours.

With the proposed plans and elevations, the increase in living space (bedrooms and en-suite) will result in additional traffic and compound the problems currently encountered. We also have concerns that the house is to be used for multiple occupancy and business use, instead of a private dwelling. When the garage was seen to be open it was full of plumbing equipment for the business they operate and not for garaging a vehicle, or for private use.

Raising the property and enlarging its overall area will make it much larger than the other houses and not in keeping with the aesthetics of the neighbourhood. Surely it would make more financial sense to purchase a larger property elsewhere in the area with easier access and room to operate a business from.

Advertising the proposal was also poorly managed. We were not made aware until we saw the notice tied to a 'hedge' outside the property 1-week ago, providing us minimal time to examine the planning application and respond.