

PLANNING REF : 250113
PROPERTY ADDRESS : 252b Nine Mile Ride
: Finchampstead
: RG403NT
SUBMITTED BY : Mr F Shaikh
DATE SUBMITTED : 24/02/2025

COMMENTS:

Dear Planning department,

As a direct boundary neighbour, we are writing to formally object to the latest planning application 250113 for 252a Nine Mile Ride, Finchampstead, on the grounds as follows:

- 1) The proposed dwelling's siting and scale would result in a direct visual intrusion into the outlook from our property, fundamentally altering the openness and rural/semi-rural character that defines this area. The development would position the new dwelling directly within the primary sightline from our home, replacing existing green sights and creating a dominant, incongruous presence in an otherwise harmonious landscape.
- 2) The proposed plans suggest a level of intensification that is incompatible with the existing low-density, open character of the area. This overdevelopment would likely diminish the usability and enjoyment of our private outdoor spaces. When purchasing our property, the ability to enjoy our garden and outdoor areas - a feature central to our decision to settle in this area - was a priority. The proposed development's encroaching footprint and increased building mass would create a sense of cramped environment, undermining the sense of openness and serenity that currently defines our surroundings. These affects would erode the very qualities that make this area desirable for residents.
- 3) The proposed plans fail to demonstrate harmonisation with the existing character, established pattern of surrounding houses and spatial identity of the local area. Its design (flat roofs, narrow windows etc), scale, and materials appear incongruous with the prevailing aesthetic of the neighbourhood and therefore the proposal certainly appears disjointed and alien to our house, and other surrounding houses.
- 4) we also have reservations about how the self build part of the proposal aligns with the council's policies and safeguards for such developments. In particular, we are concerned about lack of details provided in the plans around developer's expertise in this respect and are wary of potential risks such as prolonged and poorly managed construction phases that could result in excessive noise, disruption, and pressure on local infrastructure (e.g., roads, utilities), impacting ours and other residents' quality of life over an extended period.

We are also concerned that the current proposal, while smaller in scope as compared to previously rejected applications, appears to lay the groundwork for future attempts to incrementally expand the development. Allowing this application to proceed could create a precedent for "piecemeal" further development, enabling the eventual circumvention of policies that have already been upheld by the

Council.

We urge the council to scrutinise this application considering its broader implications including environmental and biodiversity affects, ensuring that it does not indirectly facilitate future proposals that have already been deemed unacceptable.