

PLANNING REF : 252968  
PROPERTY ADDRESS : 1 Blackwater View  
: Finchampstead  
: RG40 3TF  
SUBMITTED BY : Mrs Sharon Hall  
DATE SUBMITTED : 01/01/2026

COMMENTS:

I would like to object to the change of use from an office to residential for 3 reasons:

1. 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 which has hardly been used in recent years. I believe that change of use was initiated with the sole plan to create a residence (and in future further residences potentially up to 5).
2. 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 mention of a Biodiversity report in the application, just a mention of a Bat survey requirement.
3. 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.