

PLANNING REF : 250563
PROPERTY ADDRESS : 8
: Larch Avenue, Wokingham, Berkshire
: RG41 1EJ
SUBMITTED BY : Mr Michael Grime
DATE SUBMITTED : 16/06/2025

COMMENTS:

I am submitting this objection on behalf of both our own household and certain other impacted residents of Larch Avenue who have asked me to submit on their behalf. This approach is attributed to concerns over the reaction of the applicant based on previous experiences when building/border related matters have been raised; to this end I understand that certain residents may have contacted the planning office on an anonymous basis but I appreciate that policy dictates that anonymous objections will not be considered.

The principal objection is to the claiming of land outside of the applicant's title number(s) as noted in the application. For context, my understanding is that the applicant has previously taken steps to adopt this land without seeking planning consent prior to the submission of this retrospective planning application.

The impact of adopting this currently unadopted land is that the sight line of the boundaries from the top of Larch Avenue down to number 14 will no longer be respected, changing the look and feel of Larch

Avenue for all residents. Each of the houses on Larch Avenue have a set frontage to the street which have been preserved despite multiple houses undergoing extensive redevelopment work. The view of residents I have spoken with is that building out onto this frontage will

adversely affect the open feel of the road, which has already been negatively affected by the protruding fence installed as phase 1 of the building works (garage construction) which also restricts the width of the entrance to Larch Avenue. This position would be worsened for all residents by the proposed new boundary wall and gates, as well as potentially impacting views, visibility etc., for certain residents.

Notwithstanding the above, I would note that I (and other Larch Avenue residents) find the submitted plans to be somewhat ambiguous and lacking in detail. My understanding is that there have been previous instances of the applicant's building works being outside of granted planning permission, with a need to submit other retrospective

applications as a result, which results in a heightened sense of nervousness amongst Larch Avenue homeowners as to how plans will be interpreted in practice and increases the need for detail. There does not appear to be any indication on the planning application as to the proposed height of this new boundary wall and gate structure, which I would expect to see in any application that was seeking to build on frontage in a way that is inconsistent with other houses on the

street. Other frontage-facing boundary walls along Larch Avenue are set back from the road, low level and in keeping with each other.

Thank you for taking the time to consider this objection.

