

PLANNING REF : 250343
PROPERTY ADDRESS : 2 Greenfinch Drive
: Twyford, Berkshire
: RG109JE
SUBMITTED BY : Mrs Kate Ramsay
DATE SUBMITTED : 02/03/2025

COMMENTS:

I object to this planning application for the following reasons:

The Applicant Mr Stephen Matthey owns both number 50 and 52 Wargrave Road.

Access to number 52 has always been via his driveway adjacent to 50 Wargrave Road.

Mr. Matthey is a director of Broadwater Homes Ltd (the nature of

business being that of "buying and selling of own real estate") and Sycamore Homes (Berkshire) Ltd (the nature of business being that of "other letting and operating of own or leased real estate").

The combined plots of 50 and 52 clearly have potential for development.

Given the nature of Mr. Matthey's businesses, the intention may be to build on this site. It would be unusual to own two houses next door to one another, be a developer by trade and not be considering this as a development opportunity.

This seems like an unnecessary application as the existing access arrangements have been suitable for 20+ years and therefore further supports the theory that Mr Mattheys intention is for development.

If planning permission were granted to build on these two plots, then construction traffic would no longer be accessed via his driveway adjacent to 50 Wargrave Road.

This planning application is to remove access from Wargrave road and redirect personal access through to 52 Wargrave road. If this application were approved then any future development on this site would only be accessible via Hermitage Drive, Lincoln Gardens and through Greenfinch Drive. These roads are unsuitable for heavy construction vehicles and pose a health a safety risk to pedestrians and other road users. There are no pavements on Greenfinch drive which make access to further housing or use of heavy construction vehicles a hazard. On this basis, if the planning officer is considering approval, I propose that a condition be applied to prohibit both construction vehicles accessing via the Greenfinch Drive entrance for future development and future residential access if the site were to be developed. Wargrave road has had numerous developments on the past 20 years and is far more suitable for construction access for this site.

In conclusion, I believe access to 52 Wargrave Road should continue via 50 Wargrave Road.

The planning application for the proposed dropped kerb and gravel driveway to access from Greenfinch Drive should be refused.