

PLANNING REF : 260860
PROPERTY ADDRESS : 414 Finchampstead Road
: Wokingham, Berkshire
: RG40 3RA
SUBMITTED BY : Mrs Caroline Cordell
DATE SUBMITTED : 26/05/2026

COMMENTS:

We object to the proposed House C due to its overbearing scale, cramped siting and harmful sense of overlooking arising from its close proximity to our rear boundary. The proposal would result in a significant loss of privacy and an oppressive impact on the amenity of our property and neighbouring properties, with the dwelling appearing shoehorned into the site as an intrusive form of backland development that fails to provide adequate size, spacing and amenity space contrary to FNDP Policy D3.2. It is also in breach of Core Strategy Policy CP3 which requires development to be appropriate in terms of scale, massing, layout, build form and height, "without detriment to the amenities of adjoining land uses and occupiers."

The officer's pre-planning comments acknowledged potential overbearing impacts with House C, if it were not single storey. House C is clearly not single storey, as it includes living accommodation within the roof space.

The sudden removal of the substantial group of lawson cypress trees along the rear boundary between 412A Finchampstead Road and 205 NMR has caused significant harm to the character and screening of the area. Their loss has completely exposed our property, as well as neighbouring properties, resulting in a material loss of privacy and visual amenity. It has also created a prominent gap in the landscape character of Nine Mile Ride and diminished the important green backdrop to the area. Policies IRS6.1 and IRS6.3 of the FNDP seek to retain mature and important trees and tree groups, and require any replacement planting to provide comparable amenity value within the site. This mitigation has not been meaningfully implemented, aside from the planting of small laurel shrubs along the fence line.

We therefore request that the Tree and Landscape Officer insists upon substantial replacement planting to restore the landscape character of the NMR and visual screening between neighbouring properties.

We also note that as a result of the boundary changes made by the developer between 412A Finchampstead Road and 414 Finchampstead Road and between 205 Nine Mile Ride and 199d Nine Mile Ride, the TPP plan incorrectly shows protected oak trees T5 and T6 as being located within our boundary (414 Finchampstead Road) and the boundary of 199d respectively. This is incorrect and clearly conflicts with TPO No. 1278/2008, in which both trees are identified on the map and listed in the First Schedule as being situated on land at 412A Finchampstead Road. Therefore, ownership of and responsibility for these trees should remain with 412A Finchampstead Road.