

PLANNING REF : 250343
PROPERTY ADDRESS : 29 Lincoln Gardens
: Twyford, Berkshire
: RG10 9HU
SUBMITTED BY : Mrs Deborah Procter
DATE SUBMITTED : 05/03/2025

COMMENTS:

I am writing to object to the proposed new access point on Greenfinch Drive for the following reasons:

Existing Access Availability: The property at 52 Wargrave Road already has an existing access via the driveway adjacent to 50 Wargrave Road. This existing access should continue to be used, eliminating the need for a new access point on Greenfinch Drive and mitigating the negative impacts outlined below.

Increased Traffic and Congestion: Greenfinch Drive is a small, quiet cul-de-sac with many families and young children. The proposed access will lead to increased traffic, exacerbating congestion issues already present during school drop-off and pick-up times at Polehampton School. Additionally, the proposed new driveway location is frequently used for turning and overflow parking due to limited off-street availability.

Safety Concerns: Greenfinch Drive lacks pavements, and the increased traffic flow could pose safety risks to the many young families living in the area.

Loss of Green Space and Trees: The proposed driveway encroaches upon the existing green space and trees located at the end of the cul-de-sac, adjacent to the car ports and number 12. This green space and the trees were a condition of the original development by TA Fisher and provide an important amenity for residents.

Potential for Further Development: There is concern that this application is a precursor to further development of the substantial housing plot at 52 Wargrave Road. The owner of both 50 and 52 Wargrave Road has a business interest in property development, and this could be seen as the first step in a larger development plan. Any future development would inevitably lead to a significant increase in traffic, construction activity, and disruption, impacting not only Greenfinch Drive residents but also those on adjoining roads such as Hermitage Drive and Lincoln Gardens.

For these reasons, I urge the council to refuse planning permission for the new access point on Greenfinch Drive. Many thanks.