

PLANNING REF : 261460  
PROPERTY ADDRESS : 4 St Micheals Cottages  
: Old Wokingham Road, Wokingham, Berkshire  
: RG40 3DU  
SUBMITTED BY : Mrs Jacqueline Austerbury  
DATE SUBMITTED : 26/06/2026

COMMENTS:

Planning Application 261460 - Woodland Glade adjacent to No. 6 St. Michaels Cottages, Old Wokingham Road

I am the owner and occupier of 4 St. Michaels Cottages, immediately adjoining the application site, and wish to object to this application for Permission in Principle for two self-build dwellings.

In my view, this site is not suitable for residential development in principle for the following reasons.

The application site is an established woodland that forms an important part of the character of St. Michaels Cottages and Old Wokingham Road. It provides a valuable green buffer between existing properties and contributes significantly to the area's semi-rural setting. Residential development would result in the loss of this woodland character and would be out of keeping with the surrounding environment.

The site contains mature trees protected by Tree Preservation Orders (TPOs). These trees make an important contribution to the landscape and local amenity. Development in close proximity to them would inevitably place pressure on their long-term protection through construction activity, access arrangements and future occupation.

The woodland also supports a wide range of wildlife. Bats, deer, hedgehogs and numerous other species are regularly seen within the site. This demonstrates that the woodland provides an important habitat, and its loss or fragmentation would be detrimental to local biodiversity.

I am also concerned about highway safety. The proposed access is located very close to the entrance serving St. Michaels Cottages. Additional vehicle movements associated with two new dwellings would increase the risk of conflict for residents, visitors and service vehicles using this access.

Finally, there are existing drainage issues in this location. The rear access to St. Michaels Cottages already experiences surface water flooding during periods of heavy rainfall. The loss of permeable woodland and the introduction of buildings and hard surfacing could exacerbate these problems. For these reasons, I believe this site is unsuitable for residential development in principle and respectfully request that the Council refuses Planning Application.