

PLANNING REF : 250113
PROPERTY ADDRESS : Corbiere
: Kiln Ride Extension, Wokingham, Berkshire
: RG40 3NU
SUBMITTED BY : Mr And Mrs A & R Grey
DATE SUBMITTED : 23/02/2025

COMMENTS:

We object to planning application 250113.

Building Character / Materials

This proposal is not in keeping with the character of the neighbourhood. Drawing 0001 shows a flat roof, letterbox windows, grey metal cladding, horizontal timber cladding and living wall. There are no other properties in the area that exhibit any of these features. All other properties on the East verge of Kiln Ride Extension (KRE), including the existing building on this same plot, are two storey. The proposed dwelling is cited staggered back (Eastward) from 252a and in front (Westward) of Oakwood; and all other buildings on the East verge of Kiln Ride Extension are in line with one another.

Existing TPO'd Trees

The planning application form states that no existing TPO'd trees will be affected by the proposal. The root-ball and root network to mature TPO'd tree T8 would be close to the foundations of the proposed dwelling, as would any new underground services - there are no underground services schematics shown. There is no arboriculture impact assessment what would identify the hazards posed to this tree resulting from this proposed development.

Access onto KRE

Access onto KRE from the proposed driveway would create a further hazard to an already dangerous junction (refer to comments on previous applications for the same plot - notably 233030 and 232225). The visibility splay is incredibly narrow and exiting onto KRE 'behind' tree T8 would be dangerous, with no line of sight beyond T8. There are no swept path drawings to demonstrate that no reversing onto KRE would be necessary. The driveway entrance would also result in the loss of mature hedgerow, which provide critical framing to KRE.

Further Development Risk

There is clear potential for future planning applications that would seek to extend this building to a two storey dwelling. This notion has already been dismissed (refer planning application 232225).

Housing Shortage

A single storey dwelling will provide no or negligible relief to any housing shortage. This is the forth planning application by the same developer for this plot in the past 18 months. This seems an ongoing and increasingly desperate attempt to overdevelop this location for no local benefit, in a location which is not suited to higher density development.

