

PLANNING REF : 242957
PROPERTY ADDRESS : 18
: Lincoln Gardens, Twyford
: RG10 9HU
SUBMITTED BY : Ms Bianca Louwers
DATE SUBMITTED : 23/02/2025

COMMENTS:

Hello Wokingham Borough Council

I object to this planning application in the strongest of terms.

Publicly available records show that the applicant "householder" (Mr Stephen Matthey) is a registered director of ten active companies, including:

BROADWATER HOMES Ltd, and SYCAMORE HOMES Ltd, Sycamore House, 46 London Road, Twyford

Registered with Companies House SIC code:

- 68100 - Buying and selling of own real estate (defined as "buying and selling of self-owned real estate: - apartment buildings and elling - non-residential buildings, including exhibition halls, self-storage facilities, malls and shopping centres - land"
- 68209 - Other letting and operating of own or leased real estate

Three other companies of which Mr Matthey is a director are registered at 50 Wargrave Road, therefore it is clear that Mr Matthey owns both the properties/plots at no 50 and 52 Wargrave Road.

<https://www.bricksandlogic.co.uk/> states: 52 Wargrave Road is a house with 1,248 ft² of internal area and sits on a 1,929 m² plot. 50

Wargrave Road, is a house with 3,971 ft² of internal area and sits on a 1,797 m² plot. The combined plot site is 3,726 m². The average modern estate house is built on approximately 1/12th - 1/10th of an acre about 11.5m x 29m, ie 335m². therefore the combined plot of 50 and 52 Wargrave Road, could accommodate 11 houses.

As a developer, it would be completely on par for Mr Matthey to seek to develop himself or sell for development (potentially with Planning

Permission in place) the combined plots of no 50 and 52. However, a planning application for 11 houses with vehicular access onto Wargrave Road may be refused on the grounds of increased traffic directly on to Wargrave Road or other. But, a development plan for those houses with access on to Greenfinch Drive might be approved. It is my belief that Mr Matthey or his representatives are seeking to gain permission for the dropped kerb/vehicular access from plot 52 directly to Greenfinch Drive as a pre-cursor to an application for the development of the plot at no 52 and/or same at number 50 with vehicular access already in situ - away from the Wargrave Road and directly on to Greenfinch.

I do not object to the potential development of houses on plots 50/52 Wargrave Road - more houses are needed, whether we like it or not in our "back yard". However, any development needs to be considered on its own merits with its own - already existing -

vehicular access, in this case on to the Wargrave Road. It is morally reprehensible to attempt to obtain future planning permissions by stealth - ie having previously achieved planning permission for a single dwelling vehicular access from no 52 to Greenfinch/Lincoln Gardens.

Greenfinch Drive and Lincoln Gardens comprise a tranquil, calm and safe environment for many children, elderly and disabled people. Vehicular access for multiple vehicle on to Greenfinch Drive / Lincoln Gardens would have a very dramatically negative impact on the landscape, the locality and the character of our local area. ment construction traffic accessing the site through Greenfinch Drive and Lincoln Gardens would cause massive noise, pollution, disturbance and nuisance for existing residents.

Additionally, beyond development completion, if vehicular access were enabled via Greenfinch Drive / Lincoln Gardens this would enormously increase the traffic passing through both roads - giving noise, disturbance and nuisance and increasing risk to pedestrians, cyclists etc - and would be likely to be a cause a resurgence of the parking issues which have been recently calmed via the painting of double

yellow lines. Many parents stop for ten minutes AM and PM to drop/collect very young children from Polehampton Infant School (Hermitage Drive). Historically we have been - and continue to be, as we understand the difficulty of parking - entirely tolerant of this increased congestion in our roads. However, it would be extremely difficult for any of the residents, but particularly the "school parking parents" to keep their children safe in and among heavy construction traffic or later increased traffic from a housing development off Greenfinch.

To allow access for the plots of land at either 50 or 52 Wargrave Road via Greenfinch Drive / Lincoln Gardens would have a very detrimental effect on the character of this area and its residents. It would also cause the loss of already minimal and precious green space and trees in Greenfinch Drive.

Supposition aside and addressing only the existing application for access requested for only one property, it is completely illogical for a house, whos address is 52 Wargrave Road to have its access point "off Wargrave Road, off Hermitage Drive, off Lincoln Gardens, off Greenfinch Drive". Which is how a person would need to describe how to reach the house, for instance to emergency services, delivery drivers etc. That's completely nonsensical (and arguably dangerous).

Vehicular access to no 52 Wargrave Road should continue to be from Wargrave Road.

Please deny this planning application. Thank you.