

PLANNING REF : 250343
PROPERTY ADDRESS : Greenfinch Drive
: Twyford
: RG10 9JE
SUBMITTED BY : Miss Shun King Yip
DATE SUBMITTED : 04/03/2025

COMMENTS:

I am writing to formally object to the above planning application for the proposed new dropped kerb and driveway at 52 Wargrave Road, and the removal of the existing fence at the end of Greenfinch Drive for the following reasons

1. Impact on Residential Character and Community Environment

Greenfinch Drive is a quiet, enclosed cul-de-sac designed to provide a safe and peaceful residential environment. The existing fence plays a crucial role in maintaining this, ensuring privacy and preventing through traffic. Removing the fence and creating a new access point would significantly alter the character of the area, leading to increased vehicle movements, noise pollution, and potential safety concerns for residents.

2. Uncertainty Over Closure of Wargrave Road Access

The applicant has stated that they intend to block the existing access from Wargrave Road, but there is no binding guarantee that this will happen or remain in place. There is concern that this proposal is primarily designed to create a new entrance from Greenfinch Drive for convenience, rather than for genuine necessity. If both access points remain open in the future, it could lead to increased traffic and disruption in the area.

3. Potential for Future Development and Construction Traffic

Given that the applicant owns multiple properties in the area, also his special background, there is concern that this application may be part of a larger, undisclosed development plan. If this new access is approved, it could facilitate future construction work, bringing heavy vehicles into Greenfinch Drive instead of Wargrave Road. This would cause noise pollution, congestion, and disruption, affecting the quality of life for current residents.

4. Risk to Local Wildlife and Pets

The quiet and enclosed nature of Greenfinch Drive currently provides a safe environment for local wildlife and pets, particularly cats that roam freely. Increased traffic and potential future construction work would pose a direct threat to their safety, disrupting the peaceful ecosystem that has existed for years.

5. Parking Issues and Increased Traffic Congestion

Greenfinch Drive is already experiencing problems with external vehicles parking along the narrow road and in front of residents' homes. If this new entrance is permitted, it is highly likely that

more non-residents will begin using the area for parking, further limiting space for those who live here. The road was not designed to accommodate high levels of traffic, and this proposal would exacerbate existing congestion issues.

6. Misleading Claim That No Other Properties Are Affected

The application states that this proposal "only affects the access to No. 52 and does not affect any other properties' right of way." However, this is misleading. Properties along the current access route to No. 52 will be directly impacted. By shifting the access to Greenfinch Drive, this change could devalue neighboring properties due to increased traffic, safety concerns, and additional noise. The applicant has not acknowledged the effect this will have on the properties along the existing route.

7. No Benefit to the Community - Only to the Householder

The proposed change benefits only the householder, with no consideration for the impact on the wider community. While the applicant argues that it would reduce traffic on Wargrave Road, it does so by transferring the burden to Greenfinch Drive. This cul-de-sac was not designed to handle additional vehicle movements, and this application contradicts the original planning intention of the development.

8. Road Not Designed for Heavy Construction Traffic

There is also concern that if this access is approved, Greenfinch Drive could become the entry point for construction vehicles in the future. The road was not built to accommodate heavy trucks, and repeated use by large vehicles could cause damage and long-term maintenance issues. Given the householder's background in property development, this is a very real concern.

Conclusion

This application is misleading in its claim that it does not impact other properties. By shifting access from Wargrave Road to Greenfinch Drive, the proposal directly affects neighboring properties by increasing traffic, safety risks, and noise pollution.

Furthermore, the justification of reducing Wargrave Road traffic is misleading, as it simply shifts the issue onto Greenfinch Drive, a road never intended for such use. The application benefits only the householder, at the expense of the existing residents' quality of life.

There is also a legitimate concern that this change is intended to facilitate future property development. Given the householder's background in real estate, granting this access could lead to further disruptive construction projects.

For these reasons, I strongly urge the council to reject this application. I also request to be kept informed of any further developments regarding this case.

Kind regards,
Shun King Yip