

PLANNING REF : 242654
PROPERTY ADDRESS : 165 Barkham Road
: Wokingham
: RG41 2RS
SUBMITTED BY : Mr Paul Chrimes
DATE SUBMITTED : 10/11/2024

COMMENTS:

I object to the application for the following reasons:

- The proposals would have a detrimental impact on the character and appearance of the area and erode the break in development between Wokingham and Barkham

- The creation of a new access road up to the field behind the pub is totally unnecessary, apart from to aid future residential development in the field, which is indeed the stated opportunity in the Matthew Allchurch Architects "Design and Access Statement" revision P05 submitted with the planning documents.

- It is counter-intuitive to reduce the number of parking spaces from 60 to 46 (a 23% reduction) at the same time as increasing the capacity of the pub - presumably to facilitate the access road to the field?

- The Tree Survey and Arboricultural Impact Assessment lacks credibility, given that two large oak trees bordering Barkham Road were removed shortly before a similar survey was submitted as part of application 231990