

PLANNING REF : 260860
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 22/05/2026

COMMENTS:

The Committee RESOLVED to OBJECT to this planning application on the grounds that the proposed development for House C constitutes backland development and would have an overbearing impact on neighbouring properties, contrary to FNDP Policy D3.2, which requires sites to be of sufficient size and dimensions to accommodate the proposed development, ensuring appropriate setting, spacing between buildings, and adequate amenity space.

The Committee also noted the removal of a group of substantial, mature trees along the rear boundary between 412A Finchampstead Road and 205 Nine Mile Ride, which has resulted in a significant loss to the landscape character of Nine Mile Ride and the important green backdrop, and has removed essential boundary screening necessary to protect residential amenity. This is contrary to FNDP Policy IRS6.1 and 3, which seek to retain mature and otherwise important trees and tree groups on site, and to ensure that replacement planting for removed trees provides comparable amenity value within the site.

The Committee asks that the Tree and Landscape Officer requests appropriate and substantial replanting to mitigate the loss along this boundary.

The Committee has no objection to houses A & B.

The resolution was correctly proposed and seconded (unanimous).