

PLANNING REF : 250655
PROPERTY ADDRESS : 240a Nine Mile Nine Mile Ride
: Finchampstead, Wokingham, Berkshire
: RG40 3QD
SUBMITTED BY : Mr And Mrs Roger and Sally-Ann BLACK
DATE SUBMITTED : 16/04/2025

COMMENTS:

We are once again objecting to this latest application.
We have summarised the main points below and would once again raise particular attention to the sections headed SEPARATION DISTANCE and BOUNDARY TREATMENT.

SCALE AND SIZE OF THE DEVELOPMENT

This is effectively a back-land development but on an excessive scale, out of keeping with the character, style and density of other properties in the vicinity. The location of the proposal is within the MDD Allocated Reserve Housing Sites list (Policy SAL03) and the allocated site as a whole is for the delivery of around 40 houses. Whilst the current proposal has reduced in size once again, compared to the previous application, the size of the development is still out of character with the surrounding area. This results in the proposal, located in a modest development location, introducing a high density of properties in such a small, cramped area which is completely out of keeping with the character of the surrounding area. The removal of the proposed flats helps the development to be more in-keeping with the surrounding area, but the high number of dwellings is still unacceptable within this small section of land within the site. We understand that the site has been released for housing, however this does not excuse over-development of the site with a dangerous and unsuitable access point that results in an unacceptable harmful impact on neighbouring properties.

HIGHWAYS SAFETY

The narrow drive leading to this development will struggle to fit in the proposed two-way traffic and the entrance is crammed in between close hedged boundaries of neighbouring properties on both sides, beyond the control of the developer, hence offering poor visibility for vehicles exiting the driveway. The new access will cause highway and safety issues for vehicles, cyclists and pedestrians both using the access road but also cause queues to form on the busy Nine Mile Ride.

DIFFERENCE IN GROUND LEVELS

The ground level on the application site is already significantly higher (in excess of approximately 1m in places) than the ground level of our adjoining property so the introduction of the proposed access to be installed above existing soil level will heighten this even further. This will worsen the impact in terms of overlooking, loss of privacy, increased noise and pollution. This also causes concern over drainage, flooding and surface water runoff to our property.

SEPARATION DISTANCE

The proposed plans show that the road is to be positioned 1m from the boundary, however there is no indication on the plans as to what boundary treatment will be erected in this 1m gap, if any. The documents submitted with the applications state that streetlights

will be erected here as this 1m gap is to be used as a service strip. This, therefore, does not constitute maintaining this 1m separation distance if development in the form of streetlights are to be erected in this gap.

BOUNDARY TREATMENT

The proposed vehicle access road will run little more than a metre away from our house, including main bedroom and living room windows. Whilst this is an existing access, it is currently a private, gated drive serving a single residential property. It is proposed to become an open, publicly accessible road, serving properties for whom a total of 64 vehicle parking places plus 5 garages are being provided along with the inevitable numbers of regular delivery and utility vehicles etc. Therefore the impact from loss of privacy and security plus vehicle noise & pollution on our quality of life will be significant. Details of landscaping or boundary treatment along this whole length of our property (as arguably the most impacted from the proposal) have ONCE AGAIN still not been provided or discussed with us at this stage. It is to be hoped that the developer would wish to ensure good neighbourly relationships and will have the courtesy to liaise with us regarding the type, size and form of treatment along our common boundaries to ensure that it is of acceptable materials/method of construction, appearance and level of security, since once the trees and shrubs forming the current separation are removed our security and privacy will become highly compromised.

Ideally, this should be included as a pre-commencement condition in the event that this highly unsuitable and inappropriate development actually be approved, despite being completely out of keeping with the area and contrary to several Wokingham Borough Design Guides, in particular CP3 which requires acceptable development to be of 'an appropriate scale of activity, mass, layout, built form, height, materials, and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including occupiers and their quality of life'.

SUMMARY

Unfortunately, once again, the revisions within this latest application do not overcome the issues raised in our objections to the previous applications. This excessive back-land development adversely impacts on us in neighbouring dwellings, contrary to Policies CP1, CP3, TB21 and CC03 within the Borough Design Guide. In particular, CP3 requires acceptable development to be of 'an appropriate scale of activity, mass, layout, built form, height, materials, and character to the area together with a high quality of design WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USERS INCLUDING OCCUPIERS AND THEIR QUALITY OF LIFE'. The current proposal remains inappropriate development with a poorly designed, cramped, dangerous and incongruous access road which is contrary to local planning policy and is simply not acceptable in this location.