

PLANNING REF : 250343
PROPERTY ADDRESS : 27 Lincoln Gardens
: Twyford
: RG10 9HU
SUBMITTED BY : Mr Thomas Green
DATE SUBMITTED : 03/03/2025

COMMENTS:

For consideration by The Planning and Transportation Committee at Wokingham Borough Council.

Following conversation with a number of residents of Lincoln Gardens and Greenfinch Drive, Twyford, please receive this as my objection to Planning Application Number 250343, an application for the proposed dropped kerb and gravel driveway access from Greenfinch Drive.

As I understand, only my comments in relation to material planning considerations will be taken into account.

In the context of this objection, it is important however to consider both these material planning considerations with the fact that the applicant, Mr Stephen Matthey is a local property developer (he is listed publically as an officer of BROADWATER HOMES Ltd and SYCAMORE HOMES Ltd) and is the son of local property developer Mr David Matthey (listed as an officer of BROADWATER HOMES Ltd with a registered address in Twyford).

It is likely that this application for a dropped kerb is a precursor to further development and whilst development itself is not objected to by local residents, a change of access to the plot 52 Wargrave Road from Wargrave Road to Greenfinch Drive (which this planning application relates to) is objected to.

Hence, both objections based on material considerations and objections to likely development requiring access through Greenfinch Drive are listed below, with objections based on material consideration listed first.

OBJECTIONS BASED ON MATERIAL CONSIDERATIONS

1. Noise

Accessing the plot of land 52 Wargrave Road through Greenfinch Drive would increase noise in the quiet cul-de-sac as a result of increased vehicle traffic to the property and from deliveries.

2. Parking, highway safety and traffic impact

Accessing the plot of land 52 Wargrave Road through Greenfinch Drive would bring more traffic and congestion through Greenfinch Drive, a quiet cul-de-sac. It would likely increase parking challenges on Greenfinch Drive in an area where double-yellow lines have recently been added for safety reasons due to the increase in people parking to drop children off at Polehampton Infant School and commuters from Twyford Station.

Accessing the plot of land 52 Wargrave Road through Greenfinch Drive would decrease the safety of the cul-de-sac for residents, particularly the most vulnerable members of our community, as it lacks pavements.

Accessing the plot of land 52 Wargrave Road through Greenfinch Drive would change the character of the quiet cul-de-sac and have a negative impact on the landscape.

Accessing the plot of land 52 Wargrave Road through Greenfinch Drive would remove a small, but essential, turning area for larger vehicles, such as waste disposal near 12 Greenfinch Drive.

3. Previous planning decisions

In 2024, a request and action was taken to extend extra utility services to 52 Wargrave Road via Greenfinch Drive. This is unnecessary unless there is likely incremental development on the plot to follow.

Looking at an aerial view of all housing development in the last 30 years behind existing properties on Wargrave Road where the newer properties have a rear border with King George's Field, all of the newer properties are accessed from the Wargrave Road. Examples include:

- Property behind 76 Wargrave Road
- Properties on Kings Gardens
- Properties on Stephenson Close

- Property behind 54 Wargrave Road

4. Environmental impacts

Environmental sustainability, including the planting of trees and the creation of green space near to 12 Greenfinch Drive were a condition of the original development of Greenfinch Drive by T.A.Fisher homes in 2005. These would be removed or severely altered as a result of approval of this planning application. Alongside these material considerations, it is also important to note that the proposed access route passes through land belonging to 12 Greenfinch Drive who do not wish to have their land incurred upon. Please see comments submitted by Mr Rajesh Amar Nichani on 28th February 2025.

OBJECTIONS BASED ON LIKELY DEVELOPMENT

Mr Stephen Matthey is the owner of both 50 Wargrave Road and 52 Wargrave Road and a property developer. The total combined area of these two adjoining plots of land, currently with 2 properties on it is 3,726m². The average modern estate house is built on 335m² so this combined plot could reasonably accommodate 11 new houses. Please see comments submitted by Ms Bianca Louwers on 23rd February 2025.

Objections based on this potential development if planning application for the proposed dropped kerb is approved are listed below.

1. During the construction of the new properties, construction vehicles would need to travel through Hermitage Drive, Lincoln Gardens, Greenfinch Drive then into the plot of land at 52 Wargrave Road. This would have a detrimental impact on the safety of families, particularly the safety of children, living in the quiet cul-de-sac of Greenfinch Drive and outside the family homes of Lincoln Gardens.

2. During the construction of the new properties, construction vehicles would cause considerable noise, disturbance, nuisance and

pollution. This would in turn damage the character of the area.

3. Following completion of the new properties, these properties would likely generate incremental parking pressures on Greenfinch Drive and Lincoln Gardens, an area that already struggles with parking as a result of school drop offs for Polehampton Infant School, recent double-yellow lines and commuters looking for free parking to travel from Twyford Station.

Please receive both these sets of objections for consideration following the mandatory 21-day notice period for collection of comments on planning applications.