

PLANNING REF : 251856
PROPERTY ADDRESS : 12 Tomlinson Drive
: Wokingham
: RG40 3NZ
SUBMITTED BY : Mrs Serena King
DATE SUBMITTED : 27/08/2025

COMMENTS:

We object to the revisions proposed to the existing approved dwellings. When a revised plan for 8 houses was submitted, residents and several members of the planning committee, too, raised objections and valid concern about overdevelopment of the site. Also, that the lack of garages on the revised plans would become an issue and that the three storey properties had changed the look of the development into one that is crammed in and no longer in keeping with the area certainly not the exclusive 5 houses development we were originally told this would be. This latest revision adding additional car port structures, as an afterthought, makes the development look even more crammed in and less in keeping with existing houses, so it will definitely affect the visual amenity of the area further (an area which was allocated to be designated countryside, and was not in the local development plan).

Several residents voiced concerns about the flooding implications and tree root damage particularly to plot 6 with the car port here which is why it was removed, so why is it being reinstated as a single car port?

Other concerns are that the houses were being advertised as 'a gated development' which was not part of the approved application and could create additional noise and exhaust pollution nuisance to neighbouring properties as vehicles' engines stand idling waiting to gain entry; this overlooked conditions stating that no gates should be added to the access road.

These latest set of revisions are further delaying the development and will cause an extended period of noise nuisance to local residents. It certainly begs the question, why not build the previously approved exclusive 5 houses with adequate garaging/storage? This would also avoid the potential for ongoing future building/planning applications (another valid concern that residents have raised).