

PLANNING REF : 250343
PROPERTY ADDRESS : 10 Greenfinch Drive
: Twyford
: RG10 9JE
SUBMITTED BY : Mr Chun Ming Lo
DATE SUBMITTED : 23/02/2025

COMMENTS:

Subject: Formal Objection to Planning Application - 52 Wargrave Road, Twyford (RG10 9PH)

To the Planning Department, Wokingham Borough Council,

I am writing to formally object to the planning application for a new dropped kerb and driveway at 52 Wargrave Road, Twyford (RG10 9PH), with access from Greenfinch Drive.

While I do not object to the potential development on the land at No. 50 and No. 52 Wargrave Road, I strongly oppose the proposed access via Greenfinch Drive for the following reasons:

1. The Proposed Access Is Unnecessary

- No. 52 Wargrave Road already has an existing legal access via Wargrave Road.
- No. 50 Wargrave Road also has a separate direct access onto Wargrave Road.
- There is no justification for creating an additional access through Greenfinch Drive, which was never designed for through traffic or additional vehicle load.

Approving this access would only benefit the applicant, while negatively impacting all residents of Greenfinch Drive.

2. Greenfinch Drive Was Designed as a Cul-de-sac for a Reason

- Greenfinch Drive is a small, enclosed cul-de-sac with no pavements, ensuring a safe and quiet environment for its residents.
- Introducing additional vehicle traffic especially from a separate property that was never intended to be linked fundamentally changes the character and safety of the road.
- Approving this change would set a precedent that could allow other similar requests, leading to uncontrolled development creeping into existing residential streets.

3. Potential for Large-scale Future Development

Although this application is presented as a simple driveway request, it is clear that granting access from Greenfinch Drive opens the door for major redevelopment at No. 50 and No. 52 Wargrave Road.

- If this access is approved, it will be much harder to object to future applications for multiple new dwellings on the combined plots.
- The council may later approve new homes on the basis that "traffic impact on Wargrave Road has already been mitigated" by this new access.
- This would result in a significant increase in traffic, congestion, and noise in a road that was never designed for this purpose.

4. Loss of Essential Turning Area for Large Vehicles

The area in front of No. 12 Greenfinch Drive is currently used as a turning point for:

- Waste collection trucks
- Delivery vans
- Emergency vehicles

Opening a new driveway here would obstruct this function, forcing large vehicles to reverse unsafely or cause blockages. This creates a direct safety risk and a serious operational issue for waste collection and emergency access.

5. Risk of a Rat Run & Gated Access

- If this application is approved, there is a real risk of a "rat run" developing, with vehicles cutting through from Wargrave Road via Greenfinch Drive.
- Even if the applicant claims they will block their Wargrave Road access, there is no legal guarantee that it will remain closed permanently.
- Additionally, the applicant would gain legal rights to install a private gate at the new Greenfinch Drive entrance, making existing properties feel like they are positioned at a guarded estate entrance rather than a quiet cul-de-sac.

This would dramatically alter the feel of the area and possibly have a negative impact property values.

6. Violation of Original Planning Conditions

- The developer TA Fisher was required to maintain a green space at the end of Greenfinch Drive as part of the original planning consent. - Removing this green space to accommodate a driveway directly contradicts the agreed planning obligations.
- Approving this application would undermine previous planning decisions and set a dangerous precedent for further erosion of designated community spaces.

Conclusion: A Permanent, Unjustified Change with No Benefit to Residents

The key issue is not whether No. 50 or No. 52 Wargrave Road should be redeveloped but rather that Greenfinch Drive should not be used to facilitate this development.

- The proposed access is entirely unnecessary, as existing driveways to Wargrave Road already provide full access.
- Approving this access would fundamentally alter Greenfinch Drive, increasing traffic, reducing safety, and enabling potential future large-scale developments.
- There is no benefit to existing residents only disruption and long-term negative consequences.

For these reasons, I strongly urge Wokingham Borough Council to reject this application in order to protect the integrity, safety, and character of Greenfinch Drive.

Thank you for considering my objection.
Chun Ming Lo

10 Greenfinch Drive
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