

PLANNING REF : 250343
PROPERTY ADDRESS : Greenfinch Drive
: Twyford, Berkshire
: RG10 9JE
SUBMITTED BY : Mr Sam Lane
DATE SUBMITTED : 23/02/2025

COMMENTS:

I object to the proposed drop kerb and gravel driveway to provide access to 52 Wargrave Road via Greenfinch Drive. I am a resident of Greenfinch Drive and believe this development would negatively impact the cul-de-sac and it's community.

My objections are based on the following key concerns:

- There is existing access available: 52 Wargrave Road already benefits from an existing access via the driveway adjacent to 50 Wargrave Road. I believe this existing access should continue to be used, negating the need for a new access point on Greenfinch Drive and mitigating the negative impacts outlined below:
- Increased traffic and congestion: Greenfinch Drive is a small, quiet cul-de-sac primarily with lots of families with young children. The proposed access will inevitably lead to increased traffic. Greenfinch Drive, along with Hermitage Drive and Lincoln Gardens already experience congestion, especially during Polehampton School drop-off and pick-up times. In addition to this the proposed point of the new driveway on Greenfinch Drive is frequently used for turning and overflow parking due to limited off-street availability.
- Safety concerns: Greenfinch Drive lacks pavements, as stated above, there are a number of young families and increased traffic flow could impact their safety.
- Loss of green space and trees: The proposed driveway appears to encroach upon the existing green space and trees located at the end of the cul-de-sac, adjacent to the car ports and number 12. This green space and the trees were a condition of the original development by TA Fisher and provide an important amenity for residents.
- Potential for further development: there is a concern that this application is a precursor to further development of the substantial housing plot at 52 Wargrave Road. The owner of both 50 and 52 Wargrave Road has a business interest in property development and this could be seen as step one - taking traffic away from along the side of number 50 . Therefore any future development would inevitably lead to a significant increase in traffic, construction activity, and push this disruption onto Greenfinch Drive, impacting not only these residents but also those on the adjoining roads of Hermitage Drive, Lincoln Gardens.

For these reasons, I urge the council to refuse planning permission.

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