

PLANNING REF : 261382
PROPERTY ADDRESS : 128 Barkham Rd
: Wokingham, Berkshire
: RG41 2RP
SUBMITTED BY : Mr Tony Motto
DATE SUBMITTED : 28/06/2026

COMMENTS:

Formal Objection to Planning Application Number 261382 130 Barkham Road, Wokingham RG41 2RP :

From: Resident, 128 Barkham Road, Wokingham RG41 2RP To: Development Control, Wokingham Borough Council

Application: Proposed single storey front, side and rear extensions and a garage conversion (householder application).

1. Summary

I object to this application on the following material planning grounds: (A) likely undeclared change of use / HMO risk; (B) unsafe and unsuitable garage conversion and contradictory stated uses; (C) parking shortfall and highway safety; (D) harm to neighbour amenity and intensification; (E) risk of serious damage to a TPO oak tree and inconsistencies in the application paperwork. Evidence from the applicant's own submitted documents is cited below.

2. Key concerns and supporting evidence

A. Undeclared change of use / HMO risk

- The proposed layout shows four ensuite bedrooms and two bedrooms with direct external doors to the front, which is consistent with separate occupier accommodation rather than a single household. This raises a realistic risk that the development could be used as an HMO without the Council having assessed change of use impacts (parking, waste, management, fire safety, and amenity).

- The application is described as a householder application and does not seek a change of use, yet the internal layout and multiple external bedroom accesses are material indicators of potential multiple occupation and must be assessed as such.

B. Garage conversion, fitness for habitation, and contradictory statements

- The applicant proposes to convert the detached garage into a gym and has told neighbours they intend to live in the garage during construction. The garage is 0.9m from the southern and eastern boundaries, and the submitted drawings show it is very close to boundaries, raising fire safety, ventilation, daylight, and privacy concerns.

- The applicant has given different accounts to neighbours (gym; office; temporary living), which is inconsistent and undermines confidence in the application. The Council should require clarity and, if residential occupation is intended, full assessment against Building Regulations and planning policy.

C. Parking and highway safety

- The garage conversion removes an off street parking space. The planning form states the proposals will not affect existing car parking arrangements, which is incorrect. A 4 bed layout (or HMO) would generate additional parking demand; no parking plan or swept path/parking provision is shown to demonstrate compliance with Wokingham standards.

- Further parking to the front of the property will have adverse effects of the root structure of the Tree protected by TPO. - On street parking pressure on Barkham Road is already significant; additional demand without provision will cause obstruction and

highway safety issues.

D. Neighbour amenity and intensification

- External bedroom doors to the front elevation and the intensification from multiple ensuite bedrooms will increase comings and goings, noise, and loss of privacy for immediate neighbours (including 128 Barkham Road). The garage's proximity to the boundary increases the risk of disturbance and overlooking.
- Living in the garage during construction would cause prolonged disturbance and is not an acceptable mitigation for temporary accommodation.

E. Protected oak tree and arboricultural inconsistencies

- The applicant's own Arboricultural Report states: "The proposed extension falls entirely within the offset root protection area for the protected oak tree in the front garden." (Arboricultural Report, Mark Welby Consulting Arborists, MW.2601.BRW.AIA, 13 Jan 2026). The report also explains that traditional foundations would encounter

significant roots and recommends specialist mini pile foundations and strict tree protection measures.

- Despite this, the planning form answers indicate no trees affected and that parking will not be impacted. These statements are inconsistent with the arboricultural assessment and the clear risk of root damage from construction activity and vehicle loading on the gravelled front garden.

- The oak is TPO protected and of high amenity value; any works within its RPA must be refused unless the Council is satisfied that the

submitted AMS (Arboricultural Method Statement) and conditions will fully protect the tree. The arboricultural report itself warns that specialist piling and arboricultural supervision are required.

3. Material inaccuracies in the application

- The application form contains contradictory or misleading answers (e.g., "no trees affected", "no change to parking") that conflict with the submitted arboricultural report and the proposed garage conversion. Material inaccuracies should be treated seriously and justify refusal or at least a requirement for corrected, clarified submissions and further assessment.

4. Requested actions / recommended refusal reasons

I request that the Council refuse the application unless the applicant provides the following and the Council is satisfied with them:

1. Clarify intended use: a clear statement whether the development is to remain a single dwelling (C3) or is intended for multiple occupation (C4 or sui generis). If HMO use is intended, a separate change of use application must be submitted and assessed.

2. Revised plans and supporting information: a parking plan demonstrating compliance with Wokingham parking standards; refuse/waste storage details; management plan if HMO use is proposed.
3. Building Regulations compliance evidence for any proposed temporary habitation in the garage (if claimed), and confirmation that the garage will not be used as permanent independent accommodation without permission.

4. Arboricultural safeguards: a revised AMS and Tree Protection Plan that demonstrates no harm to the TPO oak, with binding conditions requiring arboricultural supervision, no vehicle loading within the RPA, and use of the specialist mini pile foundation method described in the submitted arboricultural report.

5. Conditions to prevent HMO use: if the Council is minded to approve, impose a condition preventing the use of the property (or

any part) as an HMO without a separate planning permission and preventing residential occupation of the garage/outbuilding.

5. Quoted evidence from submitted documents

- "Proposed Single storey front, Side and rear extensions and a garage conversion." (Householder Application form, Planning Portal / Application documents).

- "The proposed extension falls entirely within the offset root protection area for the protected oak tree in the front garden." (Arboricultural Report, Mark Welby Consulting Arborists, 13 Jan 2026).

These statements are taken from the applicant's own submitted documents and demonstrate both the scale of works and the tree protection issue.

6. Conclusion

For the reasons above undeclared change of use risk, unsuitable garage conversion and contradictory statements, parking and highway safety concerns, harm to neighbour amenity, and clear risk to a TPO oak tree I ask the Council to refuse the application unless the applicant provides the clarifications, corrected documentation, and robust mitigation measures requested above.

Please acknowledge receipt of this objection and confirm it will be placed on the public file for the application.

Yours faithfully,

Mr T Motto.

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