

PLANNING REF : 252129
PROPERTY ADDRESS : 251
: Finchampstead Road
: RG40 3JR
SUBMITTED BY : Mrs Kirsty Smith
DATE SUBMITTED : 30/09/2025

COMMENTS:

I am writing to object this planning application for the development at 247 Finchampstead Road. My property is located at 251 Finchampstead Road, and I am concerned about the significant negative impact this proposal will have on the surrounding area.

My objections are based on the following:

1. Increased traffic and road safety concerns

The creation of additional properties on this site will inevitably increase traffic volume on Finchampstead Road. Vehicular access from our properties are already difficult and can be hazardous during peak hours due to existing traffic levels. An increase in the number of vehicle movements will worsen this situation, posing a greater risk to residents, pedestrians, and road users.

I ask that the council's Highways department conduct a thorough review of the traffic implications of this development.

2. Overlooking and significant loss of privacy

The plans include a new property located midway down what is currently a private garden. This placement will result in direct overlooking and a substantial loss of privacy for my property and other surrounding homes.

A new residential building in this location will create new windows and lines of sight into private living spaces and gardens that have previously been secluded.

The council should assess the proposed layout and design to ensure it does not cause an unreasonable level of intrusion into neighbouring properties.

3. Over-development and harm to the area's character

The addition of multiple new properties on this plot constitutes over-development, creating an increased density that is out of character with the surrounding residential area. No other areas of the road have squeezed 3 properties into such a small space.

Many existing properties on this stretch of Finchampstead Road are on larger plots with significant private garden space. This proposal would involve the loss of this valuable green space and could set a damaging precedent for future developments.

I believe the design and layout are cramped and do not respect the established fabric of the neighbourhood, which is a legitimate planning consideration.

4. Increased noise and disturbance

The construction phase will cause prolonged noise and disruption for local residents.

Once completed, the addition of three new properties will lead to a

permanent increase in background noise, affecting the residential amenity and quiet enjoyment of our homes.

5. Failure to properly notify residents

I was not directly notified of this application by the developer or the council, despite living just two doors away. I only learned about it through the grapevine.

This lack of notification, along with the absence of a site notice, has severely limited the ability of myself and other local residents to be made aware of and comment on this proposal in a timely manner.

While a council may sometimes use site notices instead of letters, it is important that the process for informing neighbours is followed correctly as per the council's own Statement of Community Involvement. I ask for confirmation that the required notification process was carried out correctly.

For these reasons, I respectfully request that Wokingham Borough Council refuses this planning application.

Thank you for your consideration.