

PLANNING REF : 251621
PROPERTY ADDRESS : 1a
: Park Road, Wokingham, 1A Park Road, Wokingham
: RG40 2AH
SUBMITTED BY : Mrs Rebecca Galbraith
DATE SUBMITTED : 07/09/2026

COMMENTS:

I note that a new site plan has been included in the application. As the owners of 1A Park Road we object to this revised application because it appears to extend the application boundary to include the mature hedge adjacent to our property. Earlier plans indicated that the hedge would be cut back to the site boundary, allowing this important screening feature to be retained. The revised boundary now raises the prospect of the hedge being significantly reduced or removed altogether, resulting in the loss of an established landscape feature that currently provides privacy, screening, biodiversity and visual amenity. Its loss would significantly reduce the amenity of our house and expose us to direct views of the proposed development. Any replacement planting would take many years to provide an equivalent level of screening and landscape value.

I am also concerned about how the land containing the hedge has now been incorporated within the application boundary - what legal basis is there to claim this new boundary when the road is unadopted - the council does not own it. No explanation has been provided within the application documents as to how or why this land has been included within the development site. I ask that the Council satisfy itself that the ownership certifications and boundary declarations submitted with the application are accurate before determining the application.

Finally, previous development affecting my property was subject to detailed arboricultural assessment and constraints to protect existing trees and green infrastructure. The Council should apply the same level of scrutiny here and require robust arboricultural, ecological and landscape justification for any proposed loss of this established hedge.