

PLANNING REF : 251540
PROPERTY ADDRESS : 356 Barkham roa Barkham Road
: Wokingham
: RG41 4DL
SUBMITTED BY : Mrs Jackie Abrahams
DATE SUBMITTED : 06/08/2025

COMMENTS:

I object to planning application 251540, 354 Barkham Road.

Site Access-The Planning Statement and Highways report mention access directly onto Barkham Road for the host dwelling with a long rear garden which has access rights to a private road that runs along the western boundary. This is not a 'road' but a narrow , single track, unmade lane. There are no passing or turning places and is used and maintained by residents at the far end and by pedestrians as a public footpath. The planning statement makes clear that this will be used for access to the 2 new properties both for construction and when inhabited.

354 Barkham Road has never had, either formally expressed or presumed, access rights to the lane from the back garden. Damage and maintenance responsibilities of the lane during construction and habitation of the houses is not considered in any documents. Access for deliveries by large vehicles both during and after construction is unsuitable.

Parking-Houses of this nature will in all likelihood each have a minimum of 2 cars, potentially 3 or 4. A carport and space in front of a garage means that parking would need to be precise to allow full access to both houses . A turning area will undoubtedly be used as additional parking thereby increasing the issue of movement around the site for residents.

As can be seen by houses built further along the road, number 365/367, insufficient parking means any visitors regularly park on the verge on the road. For this site the lane is unsuitable for parking and the brow of the hill would make it dangerous and inappropriate for parking on Barkham Road itself.

Trees- The removal of 3 established trees with TPO's in the Arborist report contradicts the Block and Highways plans, which state no mature trees, cat A or B trees and none of high landscape or biodiversity are to be removed. Removal would have a clear impact on the local landscape, biodiversity and the view from Barkham Road and residential properties to the west,north and east of the site. The mature oak, TPO 1169/2007, T8, was given consent to be felled in 2023/2024 subject to replanting of another tree of appropriate size and species in the same space as soon as reasonably possible and 3 replacement trees of the same species as close as reasonably practical to the tree removed during the planting season. The new trees need to be a minimum of 2.5m tall None of this has been done and has not been addressed in either the planning statement or Arborist report.

Replanting within the site to allow for future growth is not viable within the curtilage of the site. The rear gardens only just meet minimum requirements, R16 of the SDP and the front is classified as driveway.

Boundary- The planning documents indicate the site boundary includes

part of the unmade lane as part of the site, a land grab attempt to make the size of the houses to be developed appear more viable .

Building line- the site planning does not recognise the principle, unbroken building line of housing to the west of the site. This undermines the principle of Policy CP11.

Wokingham housing- the inclusion of 2 houses does not have major impact on the requirement for building in Wokingham.