

PLANNING REF : 260860
PROPERTY ADDRESS : 203 Nine Mile Ride
: Wokingham, Berkshire
: RG40 3QA
SUBMITTED BY : Dr John Offer
DATE SUBMITTED : 04/06/2026

COMMENTS:

I wish to register objections to application 260860

In the Pre-application Advice Response Letter of 1 Dec 2025, WBC provided advice about the project concerned and what may be needed when submitting a planning application.

To quote: 'there are some concerns over the expanse and bulk of the front semi-detached properties across the plot width.' The front two properties 'only allow for 0.5 metres to the flank walls'. This 'suggests that the scale, bulk and massing of the semi-detached properties are excessive for the size of the plot'.

The dwellings proposed would be set closer to the neighbouring properties at No.203 and 207A Nine Mile Ride, 'which may result in an overbearing relationship with the neighbouring properties which could seem overly oppressive at this stage. There are further concerns, however, about the proposed arrangement and how this would work in practice on the site with the dwellings being "shoehorned" into the plot.'

In addition, while it has been noted in WBC's advice that 'the semi-detached properties have been designed to front the highway', what has not been noted is that they do this considerably forward of the building line adopted by both 203 and 201.

To date there are no precise measurements specified on the plan for how far forward of the neighbouring properties at 203 and 201 these detached properties would be built or reasons given for the forward 'creep' in question, though that is considerable in degree is very clear when comparing the Existing Block Plan with the Proposed Block Plan. The possible explanation is that building forward of the building line of the neighbouring property is the only way to 'shoehorn' 3 properties on to a site that currently holds one.

In this serious respect the plans for the front two proposed dwellings are not submitted with the adequate precision, measurements and explanation needful for informed decision-making. Instead of lessening an 'overbearing relationship with the neighbouring properties' building forward of the building line of the neighbouring property will magnify it. These two detached properties would also throw considerable shadow over and obstruct light into the ground floor windows at 203 resulting in considerable lose of amenity.

In addition, it is worth noting the proposed 4 EV charging points. Considerable evidence is building online that EV charging points in residential areas can emit noise as a nuisance. Cars will often engage their cooling fans or coolant pumps creating a whirring or humming sound. The charger itself can produce a high frequency hum

or low buzz. Positioning four charging points so close to two ground level bedroom windows in 203 Nine Mile Ride is likely to generate nuisance noise and cause sleep disturbance with overnight charging. If this planning proposal is to proceed consideration should be given to repositioning these EV charging points.

John Offer