

PLANNING REF : 251421
PROPERTY ADDRESS : Oaklea Cottage
: Old Forest Road, Wokingham, Berks
: RG411JA
SUBMITTED BY : Mr Antony Hitti
DATE SUBMITTED : 15/07/2025

COMMENTS:

I am objecting to this application for the following reasons,
The proposed access is completely (in my opinion) unsuitable as it will impact on the safety of all residents accessing and exiting existing properties as almost all currently have to reverse onto it to either exit or park. Furthermore, the track has never before (in my memory and as a child my parents moved into Toutley Hall Bungalow in 1959) been used to access the field beyond for agricultural or recreational purposes. In fact this area was part of the kitchen garden of Toutley Hall.
There would be serious harm to the mature trees alongside the track a good many of which are subject to T.P.O.'s
There would be an impact to the existing wildlife, deer, foxes wild birds and also to bats.
The application would result in the complete devastation of the quiet and privacy that is enjoyed by all properties alongside.
There would be an extreme disturbance to the five properties alongside the track both noise wise and also have a social impact and adversely affect the quality of life.
Given the extreme difference in ground levels to two of the adjacent properties it would result in considerable water and debris run off.
Finally, there would be a considerable adverse financial impact on the value of these properties.
I feel that given that Emmbrook is a village and has to my mind been developed to the full in recent years, this application should be refused.