

PLANNING REF : 250516
PROPERTY ADDRESS : 11 Copse Way
: Finchampstead, Wokingham
: RG40 4EJ
SUBMITTED BY : Mr David Graham Cornish
DATE SUBMITTED : 13/04/2025

COMMENTS:

I wish to object to this application.

It contradicts three policies within the Finchampstead Neighbourhood Development Plan:

FNDP Policy D2.2 - (Retaining the proportion, scale and the space between the main residential buildings on each residential plot.) This application is forcing an additional dwelling into the space between two existing, well-proportioned dwellings, distorting the scale of development.

FNDP Policy D3.2 - (Provide a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking.)
The application mentions the provision of three parking space for the proposed dwelling. It is very challenging to see how that could be achieved on the indicative drawings presented as part of the application.
Further, if these three vehicle spaces were achieved, it would represent the doubling of vehicle movements down a very constricted access road, onto a very busy location on Barkham Ride, close to the busy junction with Gorse Ride North.

FNDP Policy D3.4 - (Not lead to unacceptable tandem development)
Whilst the application shows an indicative position in line with the existing tandem development along Barkham Ride, approval of the application would present an opportunity for an unacceptable third line of tandem development.

If officers are minded to approve the application, I request the following conditions be attached:

1. That the location of the proposed new dwelling is consistent with the 'indicative position' on the application, i.e. maintaining the building line with nos 78 & 80 Barkham Ride and not in a location deeper into the plot.
2. That Tree Preservation orders be placed upon the three large oak trees adjacent to the South-West boundary of the current curtilage.