

PLANNING REF : 251749
PROPERTY ADDRESS : 248a Nine Mile Ride
: 248A Nine Mile Nine Mile Ride, Finchampstead, Berkshire
: RG40 3PA
SUBMITTED BY : Mr Steven Kohary
DATE SUBMITTED : 14/10/2025

COMMENTS:

Planning Comment Submission - Observation with Request for Amendment
Application Address: 250 Nine Mile Ride, Finchampstead, Berkshire
RG40 3PA Submitted by: Steven Kohary, 248A Nine Mile Ride

Dear Planning Officer,

I am writing in reference to the proposed development at 250 Nine Mile Ride. As the owner of the neighbouring property at 248A Nine Mile Ride, I wish to submit the following observations and request amendments to the current plans before approval is granted.

1. Support for Development in Principle: We would like to make clear that we are not opposed to the construction of the proposed study structure. Our observation relates to the accuracy of the existing plans and the potential impact on our shared boundary. We respectfully request that the plans be updated to reflect the true position of the existing workshop and that the new study follows the same building line as the kitchen and utility room.

2. Inaccurate Representation of Existing Workshop: The existing plans appear to show the workshop as aligned with the main building line. In reality, the workshop structure extends approximately 500-600mm beyond the existing building line and directly abuts the boundary fence between our properties. This discrepancy should be corrected to reflect the true position of the existing structure.

3. Encroachment and Boundary Concerns: The current workshop touches the border fence, and the original fence has been removed. We request confirmation that any new structure specifically the proposed study will follow the original building line and will not encroach upon the boundary or replicate the footprint of the temporary workshop.

4. Request to Prevent Boundary Contact or Encroachment: We respectfully request that the new permanent study structure:

Does not touch the shared boundary at any point.

Is set back sufficiently to avoid any encroachment over the boundary line.

Allows for reinstatement of the original fence.

5. Repair or Replacement of Boundary Fence: The original fence between our properties was removed during the construction of the temporary workshop. We request that this fence be replaced as part of the development. We believe reinstating the fence is necessary to maintain privacy and boundary clarity.

6. Preservation of Existing Trees and Shrubs: There are mature trees and shrubs along the shared boundary between 250 and 248A Nine Mile Ride, which are clearly shown on the site plan. While we may well choose to replace these in the future with a different hedge, we request that:

No construction activity, excavation, or material storage take place in close proximity to these trees and shrubs.

Reasonable care be taken to avoid any damage to root systems, branches, or foliage during the building process.

7. Protection of Property and Boundaries: We ask that all construction work be confined within the boundaries of 250 Nine Mile Ride, and that no trees, landscaping, or property features on our side (248A) be disturbed or damaged during the process.

We appreciate your attention to these matters and trust that the planning process will ensure fair and accurate consideration of neighbouring properties. Our intention is to support responsible development while ensuring that boundaries and existing features are respected.

Yours sincerely, Steven Kohary 248A Nine Mile Ride Finchampstead,
RG40 3PA