

PLANNING REF : 252153
PROPERTY ADDRESS : 4 Foxcote
: Finchampstead, Wokingham, Berkshire
: RG40 3PE
SUBMITTED BY : Ms Krysia Swiatek
DATE SUBMITTED : 13/10/2025

COMMENTS:

I wish to register my formal objection to the above planning application at number 3 Foxcote which is located directly opposite my property. This proposed development must be refused for the following

reasons:

1. Severe Detriment to Road Safety and Residential Amenity

The application must be refused on the grounds of unacceptable risk to public safety and the irreversible loss of residential amenity caused by parking pressures.

- Existing Hazard: The current parking habits of the property's occupants who frequently and inconsiderately position their vehicles (including two cars and motorbike) directly opposite or close to my driveway already create a dangerously narrow road. This makes safe entry and exit to my property exceptionally difficult and hazardous, impacting both myself and my next door neighbours.

- Worsening the Problem: The proposed extension, by building on the existing driveway area and front garden, will significantly reduce the property's already limited off-street parking capacity. This will inevitably force a greater number of vehicles onto the road, directly exacerbating a pre-existing road safety issue.

- Unacceptable Speculation: The necessity of cutting down the established front hedge just to salvage some parking space confirms that the proposal fails to provide adequate provision for the enlarged dwelling. The resulting increased on-street parking will critically reduce visibility and constitute a direct threat to both car drivers and pedestrians.

2. Loss of Vital Screening and Privacy (Residential Amenity)

The application's complete omission of the established front garden boundary hedge is a serious oversight.

- The hedge is vital and indispensable for providing essential privacy and necessary visual screening for my property and my immediate neighbours from the house opposite.

- Any action affecting this boundary be it removal or severe reduction for parking would cause an immediate and fundamental detrimental

impact on the character and peaceful enjoyment of my property. This is an unacceptable loss of established residential amenity which must be a key consideration for refusal.

3. Incompatible Design and Detriment to Character of the Area

The proposal represents an unjustified over-development that will fundamentally and negatively alter the street scene.

- Overbearing and Dominant: The sheer scale of this extensive two-storey extension will result in an over-development of the plot. It will appear unneighbourly, monolithic, and visually dominant, setting a damaging precedent that is entirely inappropriate for the area.

- Harm to Cohesion: Our street, Foxcote, is characterised in the main by chalet-style houses. The proposed extensive two-storey addition is incompatible and wholly out of keeping with this

established

ctural character and will disrupt the visual continuity and cohesion of the entire street.

For these strong material reasons specifically the unacceptable risk to highway safety, the guaranteed loss of residential amenity, and the detrimental harm to the established character of the street I demand that the Planning Authority REFUSE THIS APPLICATION.

I request to be formally kept informed of the final decision and any subsequent appeal process.