

PLANNING REF : 250516
PROPERTY ADDRESS : 76 Barkham Ride
: Wokingham
: RG40 4ET
SUBMITTED BY : Mr And Mrs K & G Waygood
DATE SUBMITTED : 29/04/2025

COMMENTS:

We would like to object to the outline planning application for 78 Barkham Ride, number 250516 on the following grounds:

Loss of light and privacy - the proposed new, two storey dwelling would directly overlook the rear garden and rear windows of our perty, 76 Barkham Ride, therefore affecting our privacy and reducing the light reaching the rear of our property.

Suitable access - The current driveway access (originally for only one property) was not intended to serve the number of cars that will be likely to use it with 3 x 4/5 bedroom properties needing access. The drive is one way only with no suitable passing points over approximately 50 metres of the length. This could lead to hindrance of the main carriageway of Barkham Ride as cars have to wait or reverse back onto the main road. Consideration should also be given for increased delivery vehicle traffic and sufficient access/turning circle for emergency vehicles. This increased traffic will also increase the noise levels and vibrations at our property, which is directly adjacent to the driveway.

Increasing the number of dwellings will also increase the amount of waste to be collected, which is left at the end of the driveway on Barkham Ride for collection. The increased number of waste bins may further hinder the access in/out of the access road and/or neighbouring driveways on collection days, potentially causing an obstruction.

The proposed new dwelling is also contrary to the Finchampstead Neighbourhood Development Plan:

Policy D2. 2: retaining the proportion, scale and space between the main residential buildings on each residential plot - the new dwelling would be placed between the two current dwellings (78 and 78a), significantly reducing the spacing between residential plots.

Policy D3. 2: provide a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around the buildings, amenity space, landscaping and space for access roads and parking - insufficient access and limited parking for the number and size of dwellings.

Policy D3. 3: incorporates an access which meets appropriate highway standards - access insufficient, as described above.

Policy D3. 4: not lead to unacceptable tandem development - this plot already has a tandem development (approved in 1993), this would be a third development on the same plot.