

PLANNING REF : 250516
PROPERTY ADDRESS : 78a Barkham Ride Finchampstead
: Wokingham, Berkshire
: RG40 4ET
SUBMITTED BY : Mr Malcolm Rawlins
DATE SUBMITTED : 30/04/2025

COMMENTS:

I write to object to the above planning application on the following grounds:

1. The planned position of the building will lead to a significant loss of light in the principal ground floor room of 78A which has its only source of direct light facing the proposed site. The current light available to this room is long established - 78A was built in 1994.
2. The location of the proposed building will lead to a significant loss of privacy in the back gardens of both 78 and 78A as the upstairs room windows of the proposed new build will significantly overlook both back gardens given how close the building will be to the existing structures, particularly 78A.
3. The planned building will enable the occupants of the building to look directly into the lounge of 78A from any east facing windows potentially from a distance of less than 3 metres, thus leading to a major loss of privacy for 78A.
4. It is unclear how unrestricted access will be maintained to the existing drive as any construction work will lead to the area at the head of the drive being obstructed by builders' vans and building material storage, as there will be no suitable alternative location for this. Deliveries of building materials along this drive and the unloading of such vehicles will obstruct the use of the drive which is the sole means of access for 78 and 78A.
5. The drive is unsuitable for a significant increase in usage as it has no means for vehicles already on it to pass each other without one reversing back out onto Barkham Ride. Even at the widest point, two cars can only pass if they are small; a car and a van definitely cannot pass. Several vans delivering to ourselves and 78 have had near misses reversing out onto Barkham Ride. This situation will be made worse as it is currently possible for vehicles to reverse back to the frontage of 78 Barkham Ride to turn. This ability will be lost with the new building and vehicles parked in front of both it and 78 due to the removal of a two car carport and the singling of the existing double garage at 78 to create the space for the planned new building. The increase in traffic on Barkham Ride due to the approved new housing at 31 and 33 Barkham Ride, together with the SEND traffic will exacerbate these dangers.
6. I endorse the objections made by Finchampstead Parish Council which have already been submitted noting the plan is not in conformity with the approved Finchampstead Neighbourhood Development Plan regarding space between buildings, adequacy of site width (particularly as building work is carried out) and the possibility of extensive further development in the garden area.