

PLANNING REF : 252185
PROPERTY ADDRESS : 12 Silverdale Road
:
: RG108EA
SUBMITTED BY : Mr M Hickman
DATE SUBMITTED : 10/02/2026

COMMENTS:

I wish to register my strong objection to this application and to fully endorse the concerns raised by residents of Silverdale Road regarding both the original and current proposals.

1. A flawed and unbalanced planning process

Since 2022, the handling of this development has been consistently imbalanced in favour of the developer, with residents' well reasoned objections repeatedly disregarded. The trust that local residents should be able to place in the planning process has been severely undermined.

Crucially, it has now become clear under application 252185 that residents were not provided with all necessary information when commenting on the original proposal. The omission of the HVAC system from the original documentation meant that residents were denied the opportunity to understand the full scale, operational impact, and environmental implications of the development.

This represents a material deficiency in the consultation process.

2. A development wholly out of proportion and harmful to residential amenity

As approved, the care home is excessive in scale and massing, bearing no meaningful relationship to the surrounding residential character. Its height, footprint, and institutional form will result in a development that causes substantial harm to neighbouring properties, affecting outlook, daylight, privacy, and the general sense of enclosure.

Such impacts conflict with the fundamental planning principles of protecting residential amenity and ensuring development is in keeping with local character.

3. The original application should not have been approved

The omission of the HVAC system from the original application is not a minor oversight. HVAC is an essential component of any modern care facility, particularly one housing elderly and vulnerable residents. Without a functioning HVAC system, the building cannot meet mandatory Building Regulations and therefore cannot operate safely or lawfully.

Wokingham Borough Council should have recognised the absence of HVAC details as a valid and material planning concern, particularly as any HVAC installation would inevitably impact:

- Noise emissions
- External plant requirements
- Building height and massing

- Operational impact on nearby homes.

The original approval was therefore made without full and accurate information, and the planning authority failed to ensure that the application met basic completeness and transparency standards.

4. The new HVAC application introduces additional and unacceptable harm

The newly submitted HVAC application now reveals further impacts that were hidden during the original approval process:

a. Increased building height

The HVAC equipment will enlarge the building envelope and increase visible massing. This exacerbates the development's already riate scale.

b. Increased noise levels

Mechanical HVAC systems will introduce continuous operational noise far beyond what was presented in the original application. This will significantly harm residential amenity, particularly in a quiet residential area.

5. Noise assessment concerns

WBC's Environmental Health Officer must undertake a comprehensive, independent and transparent assessment of noise impacts.

They should not rely on the developer's flawed noise assessment, which understated the expected operational impact. Residents are entitled to a robust and impartial review that properly reflects the long term noise burden this facility will create.

6. WBC must prioritise residents' interests

The planning authority must be prepared to defend the legitimate interests of residents, irrespective of any perceived threat of appeal from the developer.

Planning decisions must be based on:

- completeness of information,
- accuracy of environmental assessments,
- protection of residential amenity,
- and compliance with planning policy

not on fear of potential challenge.

For all the reasons outlined above procedural flaws, incomplete information, unacceptable scale, significant amenity harm, and new adverse impacts arising from the HVAC system this application must be robustly rejected.

The planning authority has a duty to act fairly, transparently, and in the best interests of the local community. Approval of this application would fail to meet those obligations.

