

PLANNING REF : 261624
PROPERTY ADDRESS : Munfin House
: Hogmoor Lane, Hurst, Berkshire
: RG10 0DH
SUBMITTED BY : Mrs Anne Mary Eustace
DATE SUBMITTED : 24/07/2026

COMMENTS:

Dear Sirs,

I object to the Application for Permission in Principle to build a maximum of two dwellings on land adjacent to Hogmoor Lane. I own and live in Munfin House which is located directly across Hogmoor Lane from the Application site so my quality of life would be particularly adversely effected should the Application be granted. I am aware that my neighbour Annette Lade is providing you with detailed objections to this Application, specifically that it is not an infill site, the flood risk assessment is flawed and incomplete; and it is outside the spatial objectives of the WBC Development Plan. So I will outline my personal objections to the Application.

I have lived in Hurst since 1967 and Hogmoor Lane has always been one of the "green lungs" of the village where families go to walk (often taking their dogs), run, and cycle. They do this because Hogmoor Lane has a particularly charming rural feel and atmosphere. It is hard to fully capture this in writing but let me make some observations; traffic is limited; much of the lane has an open aspect onto agricultural fields; there is lovely stretch of the lane which has high hedges including several mature oak trees; and the houses that do border the lane are architecturally interesting, mostly historic, and add to its charm.

Clearly this Application, if granted, would be significantly deleterious to these features. Traffic would certainly increase, Hogmoor Lane is a single carriageway with no pavement and has a somewhat dangerous junction with the A321 (due to poor visibility for drivers exiting the lane onto the A321). A large stretch of the lane would no longer have a clear view over fields towards Whistley Green, this view being blocked by ugly dispiriting "McMansions". The Hurst Area of Special Character, a combination of the open fields and historic buildings in Hurst, would be degraded by this development.

For all the reasons listed I urge you to reject the Application for Permission in Principle to build a maximum of two dwellings on land adjacent to Hogmoor Lane.

Yours faithfully, Anne Eustace