

PLANNING REF : 253074
PROPERTY ADDRESS : Oak Cottage
: School Road, Hurst, Berkshire
: RG10 0DR
SUBMITTED BY : Mr Paddy Haycocks
DATE SUBMITTED : 04/05/2026

COMMENTS:

The developer seems to have made few significant changes that will enable these houses to be more aesthetically integrated into the footprint of the village. They are not distinguished, varied or in keeping with the appearance of many other properties in Hurst.

A faceless and ubiquitous mini housing estate simply does not cut it. I want to see a more sympathetic and considered approach to a significant development in an area which boasts a variety of dwellings, all contributing to what makes Hurst special. It takes a little imagination and a limited effort to hallmark these new houses in a way that will make them feel both appropriate and in keeping with their immediate environment.

My main concern, however, remains access to and from this new development. Why on earth the plans show School Road as a point of both entry and exit for vehicles is utterly incomprehensible. Proximity to the primary school, a clash with Tape Lane and the known fact that School Road is already a busy cut through - particularly at peak times - renders the current access and exit point as madness. All the more so when a clear opportunity exists to sidestep all these issues by nominating and siting access and egress onto Orchard Road. There is even an argument for offering both options - one for access and one as an exit. A lot less desirable but anything would be better than continuing with a single option onto School Road. Is there some obscure reason as to why the existing proposal has been chosen?