

PLANNING REF : 252934
PROPERTY ADDRESS : 2 Laburnum Cottages
: 2 Lodge Road Lodge Road, Hurst, Berks
: RG100ER
SUBMITTED BY : Ms Elisabeth Chaderton
DATE SUBMITTED : 03/02/2026

COMMENTS:

I wish to strongly object to this proposed development and infill. Only last year a proposal on adjacent land was rejected at appeal and it seems clear that many of the same reasons that proposal was rejected, apply to this development.

The site lies outside the defined settlement boundary and the land is not designated for housing. Hurst is a 'limited development location' and, as the Appeal Inspector for the proposed, neighbouring 99-house development stated, the limit for the borough has been more than exceeded and Hurst has contributed. The proposal does not meet any of the exception requirements. This is an important open countryside gap and filling in would harm the rural character and appearance of Lodge Road.

A Planning Inspector dismissed an appeal for 5 houses on this site in January 2020, identifying intrinsic harms. I cannot see that this new proposal overcomes these objections.

The flooding in Hurst is well known and the drainage plans for this site are inadequate. Access onto a semi rural 40mph road is dangerous and as the site is not served by public transport or foot access/paths there will be a high reliance on cars.

I would therefore ask you to reject the application.