

PLANNING REF : 253071
PROPERTY ADDRESS : 8 Canberra Lake Way
: Charvil, Berkshire
: RG10 9DH
SUBMITTED BY : Mr Rory Lamb
DATE SUBMITTED : 02/01/2026

COMMENTS:

I am writing to formally object to the proposal on the grounds of non-compliance with previously approved planning conditions, as well as the material harm to residential amenity it would cause to adjoining neighbours.

My objections are based on the following:

1. Breach of conditions set in approval for neighbouring Canberra Lake Way development

The proposal is in clear breach of conditions set in the approval for the neighbouring Canberra Lake Way development. These plans included a green buffer landscaping zone to ensure the privacy of properties 8-12 and 22-26 Canberra Lake Way. This buffer was a material part of the approved scheme and the failure of both Hicks (Canberra Lake Way developers) and Bellway to fulfil its implementation is unacceptable, and this proposal should be rejected immediately on this basis.

2. Material Harm to Residential Amenity (Overbearing, Overlooking, and Loss of Outlook)

The proposed positioning and orientation of Plot 1 poses a direct and material threat to the amenity of my property, 8 Canberra Lake Way.

Plot 1 is sited an unacceptably short distance behind my rear boundary fence.

Its orientation and layout results in significant overlooking, with upstairs and downstairs windows directly viewing, and being viewed from, my private garden and living areas.

The site's topography, combined with the plot's close proximity, will create an overbearing and oppressive enclosure, leading to a significant loss of outlook from my home.

This adverse impact on residential amenity is a direct consequence of both Hicks and Bellway's failure to provide the previously agreed and approved green buffer landscaping zone.

3. Unacceptable deviation from the outline planning approval (Reserved Matters vs. New Scheme)

The Bellway proposal is so materially different from the previous Hicks outline indicative layout that it must be treated as an entirely new planning application, not merely an approval of 'reserved matters'.

The indicative layout in the previous submission formed the essential basis upon which outline planning consent was granted. The current major deviations cannot be deemed to be the same scheme. The changes have resulted in a greater density of housing than previously approved, by means of clustering the 75 homes into a

maller portion of the site. This constitutes an overdevelopment of the site and it is feared that the remaining green space will be subject to a future attempt to infill with further housing, exacerbating the overdevelopment.

4. Failure to comply with local design guidelines

The proposed layout is unsympathetic and appears to be contrary to local WBC design guidelines due to the clustering of affordable housing into a single zone. Local policies promote the effective and integrated distribution of affordable housing within schemes, which is entirely ignored in this submission.

5. Failure to include pedestrian safety provision

This submission has omitted the provision for the required pedestrian crossing on Park Lane, which was a mandatory condition of the previous outline planning permission. This represents a serious failure to address highway safety requirements.

For these reasons I urge the Council to reject this proposal in its entirety or at least require a full re-design of the site layout to align with prior planning approvals and design guidelines.