

PLANNING REF : 242484  
PROPERTY ADDRESS : 28 Oatlands Road  
:  
: RG2 9DW  
SUBMITTED BY : Miss S Smith  
DATE SUBMITTED : 27/11/2024

COMMENTS:

I wish to strongly object to the proposed development submitted as planning application 242484 this will result in all the properties in the adjacent section of Oatlands Road being overlooked as the proposed dwelling are very close to our rear boundaries. The proposed site layout will result in the rear of properties being overlooked by more than two new dwellings.

The proposed 2.5 story dwelling next to our garden will exacerbate the adverse impact on our bungalow resulting in loss of natural light on winter mornings and will be very overbearing.

The proposed site layout will result in significant loss of Visual Amenity for all the adjoining properties.

There seems to be no provision for local wildlife that utilize this land birds nesting sites, mammals grazing and hunting and amphibians that regularly move across this field. The 1-2 metre gap between the existing field boundary fence and the existing rear garden fence lines should be maintained and enhanced as a wildlife corridor to assist the frog / toad / newt migration. The Amphibian / Reptile refuge zone and other planted areas that were provided as part of Shinfield Eastern Relief Road mitigation measures need protecting and restoring where it has been damaged / eroded by the previous phase of development.

The EA Flood risk map Figure 8 on Page 17 of the Abley Letchford Partnership report is based on the actual observed water depths from the 2001 flood event during which this field was extensively flooded with standing water being some 20-30cm deep within 20m of our rear fence for several days. This field still floods though since the construction of the Shinfield Eastern Relief Road in 2015 it is via elevated ground water levels rather than the surface water flooding seen in the past. Ground water levels remain high for weeks on end during winter.

The development will result in increased traffic volumes at the Hyde End Road roundabout and the Shinfield Eastern Relief Road roundabout junctions neither of which has sufficient capacity during morning peak periods to accommodate this extra traffic flow.

There is insufficient capacity in our local infrastructure to cope with additional demand for health care, local education places and waste water facilities.

It is very disappointing to see that the opportunity to orientate buildings towards the south has not been taken during the site layout design to maximise the use of roof mounted Solar panels to help reduce the environmental impact of this site.