

PLANNING REF : 243125
PROPERTY ADDRESS : 20 Hill Lands
: Wargrave, Reading
: RG10 8JY
SUBMITTED BY : Miss Maria Gomez
DATE SUBMITTED : 20/10/2025

COMMENTS:

I am a visitor to Remenham Row and am disturbed by the proposed plans by Retirement Villages Group (RVG) to build a three storey building so close to the boundary of the quiet beautiful retirement housing of Remenham Row. The huge scale and bulk of the planned development will be overbearing in such a beautiful and sensitive setting by the river Thames and across the river from Henley on Thames. I believe this is a Conservation area, an area of outstanding natural beauty and therefore any plans should be scrutinised with that in mind.

It appears from the plans that the development is three stories, although RVG claim it to be only two and a half. I believe this claim is a misleading attempt to make their building plan appear less intrusive. However, it is clear that the main outward facing windows from the proposed development will overlook directly into bedrooms and living rooms of the neighbouring properties and be intrusive, especially to the privacy of 1-4 Remenham Row. They will also overlook the private and communal external amenities of the properties of Remenham Row.

The external finish on the proposed new building by RVG is not in keeping with the surrounding architecture of anything in the area. I believe this should be an important factor of consideration in a conservation area. I see there have been some alteration to the materials used for the external cladding from the original plans, but I don't see what improvement this offers.

The separation distance between the proposed building and the neighbouring Remenham Row properties is approximately twenty meters. For a development of this height, the council guideline suggest a minimum separation distance of thirty meters. So, it follows that this proposed plan will have an overly detrimental effect on the daylight received by 1-4 Remenham Row, their private gardens and the communal amenities of the Remenham Row residents.

Great care should be taken when considering a development of such mass in such a beautiful Conservation area. Questions should be asked concerning the need for such a development and the motivations of the company, Retirement Villages Group, in trying to maximise their profits at the expense of their neighbours and the surrounding environment.

For these reasons I strongly object to the proposed plans by Retirement Villages Group and urge that they are rejected.