

PLANNING REF : 250461
PROPERTY ADDRESS : Southerndown
: Lodge Road, Hurst, Berkshire
: RG100SG
SUBMITTED BY : Mr Andrew Stephens
DATE SUBMITTED : 19/03/2025

COMMENTS:

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OBJECTION to planning application:

We object to the planning application 250461 and trusts that WBC will apply the appropriate policies in making its decision.

Our objections are on the following basis (not in any particular order of materiality):

1. Overlooking our property, as the proposed side elevation (mix of two and one storey) will be butting up and onto the dividing property line

2. Loss of light at the rear elevation of our home and the garden of our property

3. The proximity of the proposed side elevation (mix of two and one storey) will be butting up and onto the dividing property line and will have an overbearing impact

4. The submitted "Planning Application Form Redacted" document submitted by the applicant lists the following declaration under section headed "Trees and Hedges":

"Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?"

Yes

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

As marked on DWGs 01 & 02."

and,

"Will any trees or hedges need to be removed or pruned in order to carry out your proposal?"

Yes

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any

plans or drawings

As marked on DWGs 01 & 02"

No such markings exist on the submitted DWGs 01 & 02.

The only trees and hedges within the proximity of the proposed development are our hedges, being on our side of the dividing property line. The hedges being a series of mature leylandii, covering more than the width of the proposed affected development.

It is of major

risk that the "Deep foundation adjacent to trees" (marked to be of a width of 8035) as described on DWG02, will undoubtedly have a significant negative impact on the sustainability of the mature leylandii on our side of the dividing property line, causing: loss of biodiversity and carbon capture; negative impact on a) habitat for wildlife; b) environmental and c) ecological and d) the destruction of appearance along a mature set of leylandii and well maintained property border.

