

PLANNING REF : 252444
PROPERTY ADDRESS : 2 Stable Cottages
: Heathlands Road, Wokingham, Berkshire
: RG40 3AS
SUBMITTED BY : Miss Aileen Cronin
DATE SUBMITTED : 17/06/2026

COMMENTS:

The proposed erection of 10 houses in this rural location would lead to an undesirable increase in the number of properties and change the character of this beautiful countryside location. It would urbanise the area to the detriment of visual amenity, and the identity of existing properties.

The increase in traffic would be dangerous and pose a health and safety risk to the many people who walk, jog and cycle along this single-track road. There would be a noise and pollution impact and consequently the development does not constitute environmental improvement.

The single-track road is in very poor condition and will further deteriorate with construction traffic and damage to existing verges. It is unsuitable for multiple vehicle access to a new housing development. Additional congestion onto Heathlands Road is also highly undesirable.

The proposal would increase pressure on existing services and infrastructure needs which would result from the development.

There is concern about the loss of mature trees and the subsequent bio-diversity impact where there are regular sightings of deer, bats and birds.

The proposed development is not part of the local plan. It is outside the locations identified for housing growth and its implementation would set an unfortunate precedent. It is damaging to the countryside amenities that the local plan seeks to protect. It does not enhance this rural environment.

For these reasons, planning permission should be refused.