

PLANNING REF : 253074
PROPERTY ADDRESS : Penerley Lodge
: Penerley Lodge, Wokingham Road, Hurst, Reading, Not Provided
: RG10 0SB
SUBMITTED BY : Mrs Charlotte Lloyd-Williams
DATE SUBMITTED : 23/01/2026

COMMENTS:

I wish to object to the planning detail (reserved matters) relating to the approved outline application for 23 new houses between School Road and Orchard Road at Hurst (253074). This site, central to the village, has been valued for years, being visible to everyone going through and about the village.

Design & Materials The Applicant's Design Statement has a n excellent summary of the "Key Character elements of Hurst", but has completely ignored them. The whole look of the development will be domin ated by the horrible, ("if trendy") use of slate grey weatherboarding, reinforced by dark grey windows and doors. This look could be appropriate and even attractive on a windswept area of Scotland but is totally inappropriate and out of keeping with all other houses in Hurst. The designs are uniform, with no variations or individuality. There is no mix of materials used or any attempt to fit in with existing housing in Hurst. Basically this proposal is what we all dislike - a suburban-style uniformity, out of keeping with the nature of Hurst.

Site layout The houses fronting onto School Road are much too close to the road and are out of keeping with other properties in the road. The vast majority of homes in School Road are a good distance from the ro ad, reflecting the green and rural feel to the village. It looks unlikely that wildlife will be thriving there.

Drainage The Applicant's drainage strategy is unrealistic - particularly in relation to Hatchgate Ditch, which does not have the capacity to cope. The Applicant needs to reassess the plans in the light of the recent data and analysis that is available at WBC and the Environment Agency.