

PLANNING REF : 253113
PROPERTY ADDRESS : 12 Nursery Gardens
: Whistley Green, Reading, UK, Berkshire
: RG100GN
SUBMITTED BY : Mrs Penny Clarke
DATE SUBMITTED : 24/01/2026

COMMENTS:

Whilst I would freely acknowledge that it will be more cost effective to knock down the existing cottage and replace it than renovate, the proposed structure is completely out of proportion to the existing building (it will triple the floor space!) and in conflict with development policies that support appropriate replacement dwellings in this situation.

The proposed structure is massive, and would be over bearing versus the surrounding properties and importantly not in keeping with the area which was designated an area of special character in the updated local plan. Nor is it proportional to the size and especially the width of the plot which will also emphasise the size of the proposed property.

There is much historical context in Whistley Green and Hurst for the larger 'manor style' properties in the area and they are surrounded by larger areas of land. This will not be the case here and it will dominate the area, not blending in like the newer development of Nursery Gardens where the larger houses are set back from the road on the plot and also nicely spaced similar to what already existed. On this basis, I support this application being refused.