

PLANNING REF : 253074
PROPERTY ADDRESS : Holly House
: 3 Orchard Chase, Hurst, Berkshire
: RG10 0SW
SUBMITTED BY : Mr Jeremy Deeks
DATE SUBMITTED : 25/01/2026

COMMENTS:

I object to the application for a number of reasons:

1. The roof line of all the properties looks like it is being built to accommodate bedrooms in the loft. In a similar development close by, the developer broke planning rules and had to apply for retrospective approval. It is concerning that this may also be tried in this development. Despite the inclusion of solar panels, the angles in the proposed plans look excessive.
2. As the Parish Council has already stated, the drainage assessment is based on out of date requirements and needs to be updated. Water levels are again high around Hurst leading to various issues around flooding. This development is only going to make the situation worse with the level of hard standing materials producing further run off. Most developments in Wokingham now have a provision for water run-off and this does not seem to be the case for this development.
3. Tree Removal - the proposals include the felling of trees along Orchard Road as well as elsewhere on the site. This goes against commitments in the outline planning application.
4. Car Park provision - this application should not be approved without detailed plans relating to the car park as this is missing. Also, any approval of the development should be linked to when houses are built and not when the houses are sold.
5. As many others have commented, the predominant colour on the development is dark grey (anthracite or slate) together with some yellow bricks. Both of these are out of keeping with the local area and very different from recent developments in the area including on Sawpit Road and Nursery Gardens. It would also contrast greatly with Martineau Lane close by.