

PLANNING REF : 261825
PROPERTY ADDRESS : April Cottage
: Blakes Lane Hare Hatch, Reading
: RG10 9TA
SUBMITTED BY : Mr Martin Eagle
DATE SUBMITTED : 03/09/2026

COMMENTS:

We have lived 120m from this site for 38 years. In this time there has never been much activity at the site and virtually zero for the last 25 years or so.

We recall that around 25 years ago previous planning applications for residential development at the site were refused, even after appeal to the highest courts. One of the reasons supporting the appeal was that this would be infill in existing continuity of residential housing. This was rejected and no further development has happened in the lane since so presumably this decision is still valid.

The application is flawed and economical with the truth. Amongst inaccuracies are that:

- it is based on an ecological report carried out after a (unauthorised/illegal?) clearance of site had taken place. The only trees left standing were on the boundaries which supports the claim of screening from the surroundings when prior to clearance there was complete canopy cover for wildlife so the claim that there is low impact is misleading.
- drainage to a ditch which does not exist on the property.

- being Grey Belt site when most of it is still Green Belt. - having existing buildings which in reality are minimal/temporary/non residential at best.

This summer, since the clearance of the site, I have seen no bats or munjac which were previously very common in our garden. Doubtless the site was previously home to many other species due to it's undisturbed nature.

The nature of the proposed development is out of keeping with the locality due to size, height, design etc. and as a single dwelling has no material impact on local housing quotas.

We therefore object to this planning application (261825) which we request should be refused.