

PLANNING REF : 261825
PROPERTY ADDRESS : Mulberry Cottage
: Blakes Lane, Hare Hatch
: RG109TA
SUBMITTED BY : Mr J Scott
DATE SUBMITTED : 03/09/2026

COMMENTS:

Objection to Planning Application

I wish to formally object to this planning application for the reasons set out below, which are listed alongside Wokingham Borough Council's guidance regarding material considerations.

"A material consideration is a matter that should be taken into account in deciding a planning application. Material considerations can include (but are not limited to):"

* Overlooking -

The proposed development is located on Green Belt land with adjoining residential properties lying either side of the site. Given the scale, siting and orientation of the proposed structure, there is concern that neighbouring properties and gardens could experience increased overlooking and a loss of privacy. The Council should carefully assess direct and oblique views from neighbouring properties and gardens, as well as the visual relationship between the proposed structure and surrounding properties.

* Loss of light or overbearing impact -

The proposed structure appears excessive in size and scale in relation to neighbouring properties and is therefore completely out of character with the existing rural character of the road. Its height, massing, siting and overall appearance could result in an overbearing impact on neighbouring properties, as well as potential loss of daylight and sunlight. These impacts should be carefully assessed from neighbouring properties and gardens.

* Noise -

The construction of such a large structure, together with associated landscaping and groundworks, is likely to cause extensive and prolonged noise disturbance.

Residents would be subjected to frequent and regular construction activity, including construction vehicles, concrete lorries, deliveries, contractor vans, workers, surveyors, architects and tradespeople. Given the quiet and tranquil rural nature of the area, this level of activity would represent a significant disturbance to neighbouring residents.

The Council should require details of the proposed construction programme, working hours, delivery arrangements and measures to control construction noise. Any potential operational noise from the completed development should also be properly assessed where relevant.

* Parking, highway safety and traffic impact -

The proposed development is likely to result in a significant increase in vehicle movements during construction, including heavy goods vehicles, concrete lorries, delivery vehicles and contractor vans.

The surrounding rural lane is already increasingly busy and has no

footway or street lighting. The additional volume of heavy construction traffic could therefore create a significant safety risk to pedestrians, cyclists and other road users.

The Highway Authority should establish whether the road and site access are capable of safely accommodating the anticipated construction traffic, including the size and frequency of heavy vehicles, and whether appropriate traffic-management measures can be secured.

* Conservation and heritage issues -

I am not aware of any specific conservation or heritage issues relating to the site. However, the effect of the proposal on the rural character, appearance and setting of the surrounding area should still be carefully considered, irrespective of whether the site is subject to a formal heritage designation.

* Previous planning decisions -

I am not aware of any previous planning decisions that are directly relevant to this application. The Council should nevertheless review the planning history of the site and adjoining land when considering the proposal.

* Design, appearance and materials -

The design, appearance, scale and materials of the proposed structure should be assessed carefully against the character of neighbouring properties and the surrounding rural setting.

As shown in the submitted plans and drawings, the proposed structure appears substantial and potentially visually intrusive. Its scale and appearance do not appear appropriate to the character of the road or its surroundings.

If landscaping is proposed to reduce the visual impact, full details should be provided, including the species, planting sizes, density, maintenance arrangements and establishment period. Landscaping should not be relied upon to mitigate an otherwise inappropriate scale or design.

* Local and national planning policy -

This proposal relates to undeveloped Green Belt land, which was previously an orchard and which currently provides an important area of open countryside and habitat for local wildlife.

The openness and undeveloped nature of this land are important characteristics of the area. Residents value the peace, quiet and tranquillity of the countryside, including the wildlife and natural environment that currently exist there.

The proposal should therefore be assessed against all relevant Green Belt, countryside protection, landscape, design, residential amenity, biodiversity and transport policies.

In particular, the Council should establish whether the proposed development constitutes appropriate development in the Green Belt. If it is considered inappropriate development, the applicant should be required to demonstrate the necessary very special circumstances, including consideration of the spatial and visual

effects of the proposal on Green Belt openness and any other relevant Green Belt purposes.

Any suggestion that the site should be regarded as previously developed land should also be assessed against the applicable planning policy definitions and the actual physical characteristics of the site.

*** Wildlife and ecological impacts -**

The impact on local wildlife could be extremely serious.

The land was previously an orchard and provides an important habitat for birds, insects and other wildlife. Construction, groundworks, vehicle movements, lighting and associated landscaping could disturb wildlife and result in the removal, fragmentation or alteration of existing habitat.

The Council should establish whether an appropriately proportionate ecological assessment has been submitted and whether it adequately considers trees, hedgerows, protected or notable species and other ecological features.

Any ecological impacts should be avoided or minimised wherever possible, with appropriate mitigation and enhancement measures secured through enforceable planning conditions. These should include, where appropriate, vegetation retention, lighting controls, drainage, habitat creation and appropriate timing of works.

*** Environmental impacts -**

The proposed structure is excessive in area and scale for this location, and its construction is likely to have significant environmental consequences.

Construction activity would generate noise, dust and vehicle emissions and would result in frequent heavy and regular construction vehicle movements. This could have a detrimental effect on local air quality, wildlife and the quality of life of nearby residents.

The volume of heavy vehicles using an increasingly busy rural lane is also a particular concern. With no footway or street lighting, additional heavy construction traffic could present a danger to pedestrians and other vulnerable road users.

The cumulative impact of the proposed structure, construction activity, traffic, landscaping and any loss or alteration of wildlife habitat could materially change the character, appearance and tranquillity of this part of the countryside.

Conclusion

For all of the reasons set out above, I respectfully request that the Council carefully assess the proposal against each of the relevant material considerations and require sufficient information to properly understand its potential impacts.

In particular, the impacts on Green Belt openness, neighbouring residential amenity, highway safety, traffic, noise, the rural character of the area, wildlife and biodiversity should be fully assessed.

Unless the Council is satisfied, on the basis of adequate evidence, that all identified impacts would be acceptable and could be effectively controlled or mitigated through enforceable measures, I respectfully request that planning permission be refused.