PLANNING REF : 262237
PROPERTY ADDRESS : 18 Hambleton Way
: Winnersh
: RG41 5SH
SUBMITTED BY : Mr Richard Burgess
DATE SUBMITTED : 03/11/2026

COMMENTS:
(This application appeared whilst searching about an unrelated development in Hambleton Way. There has not been any notice, at the site or via direct communication, apparent yet for this application.)

I strongly object to the current (and that of the retrospective application at the time of writing) installation of the AC system, especially the placement of the two AC units, at 19 Hambleton Way.

The location in question is a corner plot, semi-detached, three-storey townhouse. The AC units have been installed, at upper first floor
elevation, in a highly visible and prominent position on the building, fronting and directly adjacent to Potter Way. The somewhat industrial looking units, along with thick, high contrast ducting over three stories, are visible against (and into) the street scene for at least 40 metres along either direction of Potter Way and up along Hambleton Way approaching the crossroads.

The system (as installed and as per the current application) is thus a significant detrimental impactto the visual amenity of the area. It appears contrary to section CP3a of the currently adopted Wokingham Borough Core Strategy Development Plan.

Regarding the placement of the AC units, from a Land Registry search, there appears to be ample space available on the registered freehold of the property to install the units at ground level or to relocate them to a less prominent position at or on the rear of the building. The current placement appears to serve the applicant's private
convenience at the direct expense of the public visual amenity, which directly violates the core principles of good design.

The applicant (or their agent) has submitted four photographs of other AC installations on the estate. The photos are together with a side-on photo ("SVPhoto (4) - Agent") of the system in question, which does not fully demonstrate how the system projects from the building. The other systems are either substantially smaller installations or within the scope of the current permitted development rights. They are mainly on non-fronting elevations or care and consideration has been taken to mitigate visual impact by placing the units at ground level. The system in question is significantly larger, across a three story fronting elevation with prominent visibility from the surrounding
streets. Therefore, no precedent can reasonably be taken from the example system photographs currently submitted. Indeed, allowing this application as-is would actually set a precedent, allowing such extensive developments, welloutside PDR scope, to become the norm across the estate and Wokingham Borough.

Please note a background concern, triggered from writing this planning comment, is that the building in question is believed to be

of modern timber frame construction, with the outer brick wall skin being non- load-bearing. It is unknown if the outer skin is sufficiently strong to retain such (vibrating) AC units or if measures were taken by the fitters to ensure the AC unit support frames are anchored into the building structure to ensure public safety in the current wind-exposed location. Whilst not a direct planning matter, that aspect may
require Building Control sign-off if the units were somehow to be kept in their current location or attached in a similar manner elsewhere?