

PLANNING REF : 262061
PROPERTY ADDRESS : 24 Equestrian Court
: Arborfield Green, Reading, England
: RG2 9ZS
SUBMITTED BY : Mr Amit Vishwakarma
DATE SUBMITTED : 21/09/2026

COMMENTS:

I wish to formally object to Planning Application 262061, Former Arborfield Studios, Arborfield Green.

As a nearby resident, my main concern is the impact of the proposed development on the privacy and residential amenity of existing homes, particularly those facing the currently undeveloped and vegetated land adjoining the development.

The proposed development would substantially change the existing relationship between our homes and the surrounding open/green area. I am particularly concerned about:

- Overlooking and loss of privacy from proposed dwellings, particularly upper-floor windows facing existing properties.
- Overbearing impact resulting from the position, height, scale and density of new housing close to established homes.
- Loss of existing greenery and landscape character, including the effectiveness of proposed landscaping as screening between new and existing properties.
- Traffic and highway impact, particularly when considered alongside the considerable existing and planned development in the wider Arborfield area.
- Environmental and ecological impact, including the effect on existing vegetation, trees and wildlife habitats.

I ask the Council to carefully assess the separation distances, building heights, finished ground levels, orientation and window positions of dwellings closest to existing properties, and whether adequate mature landscaping can be retained or provided to protect residents' privacy.

I respectfully request that the application is refused in its current form unless these impacts can be satisfactorily addressed. If

development is considered acceptable in principle, I ask that the layout closest to existing homes is reconsidered and that appropriate measures are secured to prevent unacceptable overlooking and loss of residential amenity.

Please take this objection into consideration when determining the application.

Yours faithfully,
Amit Vishwakarma
Local resident