

PLANNING REF : 253074
PROPERTY ADDRESS : Oak Cottage
: School Road Hurst, Reading, Berkshire
: RG10 0DR
SUBMITTED BY : Mr Paddy Haycocks
DATE SUBMITTED : 20/01/2026

COMMENTS:

I remain stunned that the proposed access and egress for this development is via School Road. This means that vehicles will be entering and leaving from a junction sited on one of the busiest through roads in the village. Cars, service users and delivery traffic will be decanted out as they face the prospect of Sawpit Road opposite them, Orchard Road and the very active village halls to the left and a busy primary school with all its associated pick up and drop offs to the right. All the while they will be contending with the not insignificant flow of additional traffic which chooses to run through School Road daily.

This aspect of the planning beggars belief. Never mind the bizarre and idiosyncratic design of the new residents' homes. Please spare a thought for this new challenging traffic hazard which is set to present serious safety issue for both drivers and pedestrians alike.

A more rational and practical decision to site vehicle access on Orchard Road would have obviated dangerous encounters with Sawpit Road, St. Nicholas Primary School, the village halls and School Road itself. I remain dumfounded by the current access and egress plans. Moving on to the aesthetics of the houses themselves, it's difficult to be charitable. Clearly, tastes vary. However, one would hope that any new development might take its design cues from the existing

village vernacular. The materials and overall appearance of the proposed houses seems to have completely ignored this. Brick, roof lines, window casements and a traditional 'village' feel could all make this small development both honest and sympathetic to its immediate environment. Instead we have heavy dark woods and little differentiation, both between and among the properties. This is a rural site, previously a green field bordered by a public footpath. Crowding inappropriate looking houses onto its shop window, the road onto which it fronts, is both lazy, expedient and unimaginative. Does nobody possess the talent or wit to rectify this and draft designs more in keeping with Hurst's much coveted rural village status. There's only one chance to get this right. My plea is that it's not wasted. We want something that exemplifies and lifts our spirits not another ubiquitous and random assembly of homes which some uninspired

individual hopes will satisfy naysayers by throwing a bit of dark wood and some ill conceived barn like features at them.