

PLANNING REF : 253113  
PROPERTY ADDRESS : Rosebank  
: Tape Lane, Hurst, Gb/Bk\_gb  
: RG10 0DP  
SUBMITTED BY : Mrs Lou Robinson  
DATE SUBMITTED : 21/01/2026

COMMENTS:

I OBJECT to this application for the following reasons:

With the image on the front page of the Hives Architects, Design and Access Statement it is evident that this is a proposal for the replacement of a traditional cottage with an inappropriately large 'mansion type dwelling' .

This proposal does not respect the traditional and historical character of Whistley Green. Far from being 'Suburban', Whistley Green is a semi-rural, ancient settlement referred to in the Doomsday Book and this site is within a designated Area of Special Character.

The proposed architectural philosophy has failed to take into account that this large, suburban house will appear to conflict and dominate the semi-rural, historic, street scene and the surrounding vernacular in the area and no amount of soft landscaping will lessen the urban, overbearing and ill-conceived nature of this dwelling.

Whilst this proposal is within the limited development area of the settlement limit and replaces an existing dwelling, the increase in size, change of style, culminating in an overall dominance, easily viewed and highly visible from the ASC and neighbouring properties (new and old), including Nursery Gardens, fails to transition successfully in the ASC and significantly disrupts the existing attributes of the area. Therefore it conflicts with WBC MDD Policy TB26.

This proposal is contrary to NPPF S12 Para 132. It does not reflect the local aspirations in that it does not take into account the Hurst Design Guide, neither does it have a sympathetic understanding of Whistley Green and the Area of Special Character's defining characteristics.

Whilst the Flood Risk assessment has been assessed as being 'low', Once again, this is yet another application that has ignored the S19 WBC Flood Investigation Report 2024 that highlights that Hurst has a 1 in 3 year storm event, not as quoted, calculated or designed in their drainage reports for a 1 in 100 year storm event. The SuDs surface water runoff connection into an existing ditch (which leads to nowhere and is subject to S23 permit from the Environment Agency) may well cause flooding issues to the adjacent property Whistley Green Farmhouse.

For these reasons above Wokingham Brough Council should REFUSE this application.