

PLANNING REF : 253071
PROPERTY ADDRESS : 11 Canberra Lake Way
:
: RG10 9DH
SUBMITTED BY : Miss Amanda Martin
DATE SUBMITTED : 15/01/2026

COMMENTS:

Dear Sir / Madam,

I write to formally object to the planning application relating to the proposed residential development on land to the rear of my daughter's property at Canberra Lake Way, Charvil RG10 9DH.

I am the mother of the homeowner and I visit my daughter and her family every day to help care for my grandchildren. As a regular and frequent visitor, I spend significant time in the garden and living areas of the property and have serious concerns about the impact this proposal would have on their living conditions, privacy, safety and overall wellbeing.

My objection is based on clear conflicts with adopted Wokingham Borough Council planning policies and guidance, as set out below.

1. Loss of Residential Amenity and Privacy - Conflict with Policy DH2 and the Amenity SPD

The proposal shows a terrace of approximately ten attached dwellings positioned directly behind my daughter's property and neighbouring homes, with no meaningful buffer, landscaping or separation distance. From my regular visits, it is clear that this arrangement would result in direct overlooking of private gardens and habitable rooms.

This would cause a significant and unacceptable loss of privacy and residential amenity for the family, particularly affecting the garden where my grandchildren play daily and where I spend time supervising them. The sense of enclosure and constant overlooking would be intrusive and harmful.

This conflicts with Policy DH2 of the Wokingham Local Plan, which requires development to protect the amenity of existing residents and avoid unacceptable impacts through overlooking, loss of privacy, visual intrusion or an overbearing relationship.

The proposal also fails to comply with the Council's Outlook, Amenity, Privacy and Daylight Supplementary Planning Document, which sets out minimum separation distances and acceptable relationships between dwellings. The layout shown does not meet these standards and would

cause material harm to those living in and visiting the property on a daily basis.

2. Removal of Previously Promoted Landscaped Buffer - Design and Amenity Harm

When my daughter purchased her home, the land to the rear was owned by Hicks. At that time, marketing and illustrative master-planning materials clearly showed a retained landscaped buffer between existing homes and any future development. These materials specifically highlighted planting and tree retention to protect privacy and provide long-term screening.

These assurances were an important part of the decision for my daughter and her family to buy the property, and they also reassured me as a frequent visitor that the environment would remain suitable for children. Despite residents raising concerns over several years, this landscaped buffer has never been delivered.

The current proposal by Bellway removes the buffer entirely and replaces it with built development immediately adjacent to existing gardens. This represents a fundamental departure from the principles

originally promoted and relied upon and significantly worsens the impact on privacy, outlook and amenity. While land ownership may have changed, it is reasonable for the Council to give weight to the design expectations previously presented to residents and their families. 3. Poor Design Quality and Failure to Respond to Context - Conflict with Policy CS21

The proposal represents an overdevelopment of the site and fails to respond positively to its surroundings. The dense terrace of housing directly backing onto existing family gardens prioritises the number of units over good design, landscaping and liveability.

From the perspective of someone who regularly spends time at the property, this layout would feel oppressive and out of keeping with the character and spacing of the existing neighbourhood. This conflicts with Policy CS21 of the Core Strategy, which requires development to be of high quality, context-sensitive and respectful of neighbouring properties and their occupants.

4. Flood Risk and Drainage Concerns - Conflict with Policy CS9

The site is located within a flood-sensitive area. The removal of green buffer space and the increase in hard surfaces significantly reduces permeable land and raises serious concerns about surface water runoff and drainage capacity.

As someone who visits daily, including during periods of heavy rainfall, I am concerned about the increased risk of surface water flooding affecting my daughter's home and garden. Policy CS9 requires development to demonstrate that flood risk is not increased elsewhere and that runoff is appropriately managed. There is insufficient evidence that this proposal meets those requirements.

5. Impact on Local Infrastructure and Cumulative Effects The development would place additional strain on local infrastructure, including roads, parking, drainage, schools and healthcare services. Given the level of development already approved in Charvil, the cumulative impact has not been adequately assessed. This raises concerns for existing families and those, like myself, who rely on local facilities when caring for children on a daily basis.

6. Housing Mix and Community Integration - Conflict with Policy CS11

Wokingham Borough Council policies seek to create balanced and inclusive communities. Policy CS11 promotes an appropriate mix of housing types integrated across a site.

The proposal appears to concentrate one housing type in a high-density block positioned directly behind existing family homes, rather than distributing development more sensitively. A revised layout would

better support long-term community cohesion and align with the Council's placemaking objectives.

Conclusion

In summary, I respectfully request that this application be refused as it:

Conflicts with Policy DH2 and the Outlook, Amenity, Privacy and Daylight SPD due to unacceptable loss of privacy and residential amenity

Removes a landscaped buffer that was clearly promoted in earlier marketing and illustrative materials

Fails to comply with Policy CS21 on high-quality, context-responsive design

Places undue pressure on a flood-sensitive site, contrary to Policy CS9

Does not adequately address infrastructure capacity or cumulative impacts

Fails to align with Policy CS11 objectives for integrated and balanced communities

As a mother and grandmother who visits this home every day, I am deeply concerned about the long-term impact this development would have on the wellbeing, safety and quality of life of my family.

Should the Council be minded to approve the application, I respectfully ask that it be deferred to allow for a revised layout that reinstates appropriate buffer distances, landscaping and separation in accordance with adopted policy and guidance.