

PLANNING REF : 253071
PROPERTY ADDRESS : 25
: 25 Canberra Lake Way, Charvil, Berkshire
: RG109DH
SUBMITTED BY : Mr Max Freke
DATE SUBMITTED : 02/01/2026

COMMENTS:

I am writing to formally object to this planning application from Bellway Homes Ltd.

It is not only a significant departure from the previously submitted planning applications from Hicks Development Ltd, but these revised plans would illegally and immorally allow the development of houses on land bordering Canberra Lake houses 9 to 12 and 21 to 25.

Hicks Development Ltd has not fulfilled it's obligations to the residents of Canberra Lake Way, as it has not completed the development of the landscape border and buffer behind houses 9 to 12 and 21 to 25, that were outlined in the planning documentation and materials used for the approval of the Canberra Lake Way development and the associated Canberra Lake Way house sales thereafter. The revised plans from Bellway Homes Ltd, indicate homes being built directly on this buffer land, materially reducing the Canberra Lake Way residents' reasonable expectation of privacy.

Specifically:

The proposed development is now in such close proximity to the existing Canberra Lake Way residents that there are significant concerns about overlooking, noise levels, and an unacceptable impact on the living conditions.

The plans fail to provide adequate physical or visual buffer between the development site and the Canberra Lake Way residents. Not only were these buffers a commitment from Hicks Development Ltd, which Bellway Homes Ltd need to honour, with the absence of such measures the proposal does not sufficiently respect the established character of the neighbourhood and the privacy that needs to be afforded to the Canberra Lake Way residents.

Additionally Bellway Homes Ltd are proposing to build a substation directly behind Canberra Lake Way houses 24 and 25. This is of such close proximity, not only does it further exacerbate the unacceptable privacy impacts from the Bellway Homes Ltd proposals due to the additional noise and disturbance generated from the substation, but having it placed so closely to the houses raises legitimate concerns regarding safety and health risks to these residents. An appropriate buffer and sufficient border between the Canberra Lake Way residents and the new development would ameliorate this.

For these reasons, I respectfully request that the WBC planning authority refuses the application, or at the very least requires significant amendments to address privacy impacts, provide an adequate buffer between the sites and that the substation be relocated further away from the current residential boundaries with appropriate mitigation measures.

Thank you for considering my comments.

