

PLANNING REF : 261825
PROPERTY ADDRESS : Spring Cottage
: Tag Lane , Hare Hatch, Reading, Berkshire
: RG10 9ST
SUBMITTED BY : Mr Mike Thompson
DATE SUBMITTED : 03/09/2026

COMMENTS:

We hereby object to the planning application number 261825 (Blakes Lane)
All the legal & survey objections have already been raised by other objectors and we agree they are relevant to declining the proposed development as currently listed .
It would appear the developer has previously cleared the site prior to submitting their plans and in doing so has removed the dividing boundary fence between the 2 parts of this site . Previously the site had contained a horticultural/nursery/ plant business with storage which actually only utilised approximately 1/3rd of the site including some polytunnels and garden outbuildings for storage and the main other 2/3rd of the site was designated as natural habitat for wildlife and designated green belt . The developer's prior clearance of the site on 5th May would certainly present an extremely poor impression of land in need of development and show it as void of any wildlife .
We would request that council planners assess all surveys and plans previous to those submitted by the developer to obtain a more accurate information before making any decisions . Historically there have been other applications for planning on this site and planners need to review all information in this respect to enable a better perspective of approving this plan or indeed any future plans.

The following points form the main objections on our part : 1) The sheer size is not in keeping with even the largest properties within our area - in particular the new build proposed would appear almost 1/3rd larger in size and volume than both adjacent houses to the plot (ie. Glebe House & Merchiston)
2) The suggested positioning is not aesthetically appropriate for the site and we would expect a building similar but no larger in size than existing properties in Blakes lane and for any newbuild to be more centrally positioned to provide effective landscaping .
3) Allowance should be made for some potential re-instatement of a natural habitat corridor for wildlife to continue to enjoy alongside an area of the land .
4) A much more comprehensive assessment of drainage on this site must be requested by planners from professional experts before any decisions can be made.
Whilst this plan may not directly affect all individual properties in the area , any planning decisions made will indirectly affect all local residents and their perspective on local planning issues. We believe therefore that all issues raised by all objectors should be reviewed by Wokingham planning before making any decisions.