

PLANNING REF : 242484
PROPERTY ADDRESS : 28 Oatlands Road
:
: RG2 9DW
SUBMITTED BY : Miss S Smith
DATE SUBMITTED : 15/05/2025

COMMENTS:

I wish to strongly object to the proposed development submitted as planning application 242484 this will result in all the properties in the adjacent section of Oatlands Road being overlooked as the proposed dwelling are very close to our rear boundaries. The proposed site layout will result in the rear of properties being overlooked by four new dwellings.

The proposed 2.5 story dwelling next to our and our neighbour's garden will exacerbate the adverse impact on our bungalow resulting in loss of natural light on winter mornings and will be very overbearing. The rest of this proposed road is lined by 2 storey building so the insertion of these two 2.5 story building is not in keeping with the proposed street scene and seems to be a deliberate act vindictiveness and intimidation.

The proposed site layout will result in significant loss of Visual Amenity for all the adjoining properties.

There seems to be no provision for local wildlife that utilize this land birds nesting sites, mammals grazing and hunting and amphibians that regularly move across this field. The 1-2 metre gap between the existing field boundary fence and the existing rear garden fence lines should be maintained and enhanced as a wildlife corridor to assist the frog / toad / newt migration or restored as a field boundary ditch. The Amphibian / Reptile refuge zone and other planted areas that were provided as part of Shinfield Eastern Relief Road mitigation measures need protecting and restoring where it has been damaged / eroded by the previous phase of development.

This field was extensively flooded in the 2001 flooding event with standing water being some 20-30cm deep within 20m of our rear fence for several days. This field still floods though since the construction of the Shinfield Eastern Relief Road in 2015 it is via elevated ground water levels rather than the surface water flooding from the River Loddon that was seen in the past. Ground water levels remain high for weeks on end from November to March each year with large areas of standing water seen in this field.

The development will result in increased traffic volumes at the Hyde End Road roundabout and the Shinfield Eastern Relief Road roundabout junctions neither of which has sufficient capacity during peak periods to accommodate this extra traffic flow.

There is insufficient capacity in our local infrastructure to cope with additional demand for health care, local education places and waste water facilities. The proposed development makes no extra provision for any of these services or any added benefit from additional retail or commercial premises.