

PLANNING REF : 260582
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 15/06/2026

COMMENTS:

The Parish Council notes that some amendments have been made to the application and welcomes in particular the revision from timber cladding to red/featured brick, which more closely reflects the existing character of the property and the surrounding area.

However, the Parish Council wishes to raise the following objections and concerns:

1. Porch Design

The Parish Council remains concerned about the proposed alterations to the porch. Insufficient detail has been provided to demonstrate that the design will preserve the existing character of the building, which is typical of the area. The Parish Council requests that no approval be granted for these works until detailed drawings are submitted and approved, confirming that the porch will remain in keeping with the street scene.

2. Materials and Inconsistencies in Drawings

The revised elevation drawings refer to "featured brick"; however, the same drawings still include references to "stained timber cladding." This inconsistency requires clarification.

Furthermore, there is no indication as to whether the decorative brick detailing present on the existing property will be replicated in the proposed extensions.

The Parish Council recommends that full details and samples of all external materials be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

3. Walls, Railings, and Landscaping

While the application has sought to address the impact of the proposed walls and railings, concerns remain that the design is overly dominant and not entirely in keeping with the character of the street scene.

The proposed screening relies heavily on the retention and growth of a hedge, yet there is no certainty that this will be maintained or will provide adequate screening in the future.

The Parish Council also notes that the front garden is largely hardstanding in appearance and would benefit from additional soft landscaping, including shrub planting, to soften its impact should the hedge fail to provide sufficient screening.

The submission and approval of detailed specifications or samples for the walls and railings would be appropriate.

4. Proposed Gates and Highway

Safety

The proposed entrance gates do not appear to be set back from the road. This raises highway safety concerns, particularly the risk of vehicles obstructing the carriageway while entering or leaving the site.

The Parish Council considers that the gates should be set back sufficiently to allow vehicles to pull clear of the highway. Consultation from the Highways Authority is required to determine whether the proposed arrangement is acceptable.

5. Extent and Description of Development

The Parish Council notes that the overall volume of the proposed development has been reduced, which is welcomed. However, the description of the development as a "part two-storey/single-storey rear extension" is unclear and should be confirmed for accuracy.

Conclusion

Whilst the Parish Council acknowledges the amendments made to the scheme, the application still lacks sufficient clarity and detail in key areas, particularly in respect of porch design, materials, boundary treatment, and highway safety.

For these reasons, the Parish Council objects to the application as currently submitted and recommends that the above matters are satisfactorily addressed before any approval is considered.