

PLANNING REF : 252185
PROPERTY ADDRESS : 9 Silverdale Road
: Wargrave, Reading, Berkshire
: RG10 8EA
SUBMITTED BY : Mr Simon Robinson
DATE SUBMITTED : 12/01/2026

COMMENTS:

I fully endorse the objections and comments of Jo Hickman, Ian Kirker, Nicola Jordan, Griselda Truscott Wicks, Marcus Hickman, Melissa Kirker and John Spinks relating to this Planning Application 252185, and the original Planning Application 222456.

I object to the Planning Application 252185 for the commercial development at Thames Wood House Care Home, School Hill, Wargrave on the basis that the proposed rooftop HVAC units etc are a new addition to the development, which will have additional negative detrimental impact to residents in terms of the visual impact, noise intrusion and pollution affecting our wellbeing and the enjoyment of our properties, of this already massive, oversized and overbearing development.

As an owner of an older property who works from home and has traditional single glazed sash windows that face the development I am deeply concerned about the potential increased level of noise. I do not understand how the developers failed to include HVAC units in the initial planning application (222456), nor how those responsible for reviewing the original application failed to pick this up. Given HVAC units still need to be installed they should be installed at ground level on the south side of the development in a suitable building / enclosure.

Whilst being on the opposite side of Silverdale Road to those residents that have been consulted about this massive development, we have seen no communication whatsoever throughout the original Planning Application 222456 and this Planning Application 252185. The volume of traffic, number of parked vehicles, and size of vehicles in Silverdale Road has dramatically increased since the development began; making it extremely difficult to both park in and drive down the road. I trust that the developers have planned for sufficient on-site parking at Thames Wood House Care Home for all of the people who will be working at, delivering to and visiting the site (especially as some of this will be taking place at anti-social hours); and that this has been appropriately considered by those responsible for approving the original Planning Application 222456.

I object to Planning Application 252185 for the reasons above, and recommend that it be refused.