

PLANNING REF : 260457
PROPERTY ADDRESS : Westbourne House
: Basingstoke Road, Riseley, Berkshire
: RG1 1QS
SUBMITTED BY : Mrs Moira Warner
DATE SUBMITTED : 19/03/2026

COMMENTS:

I am concerned with the proposed infill development for a number of reasons:-

1. The proposed development splits the land which is currently part of 1 Norton Road into 2 creating 2 dwellings, each of which is significantly larger than the single, period cottage they replace. Development this extensive to maximise the size of the properties relative to the plot size replaces green space with brick, concrete and hardstanding and is not in keeping with the rural nature of Riseley village or the Riseley Village Design Statement.

2. Taken together with the existing re-developed property at 1 Norton Road, the two houses will completely overwhelm immediately neighbouring properties Jalna, Lillydale and no.6 Norton Road, each of which is a small bungalow.

3. Although, parking spaces have been provided, it is nevertheless extremely likely that overflow parking onto Norton Road will result. Norton Road is a very narrow lane without pavements and there are already significant access issues. Local authority refuse carts and other service vehicles are unable to access the lower end of the road due to parked vehicles with the result that some residents are required to wheel their bins to the end of the road for collection. It is also to be noted that access to our own property has previously been blocked by emergency vehicles seeking to attend at Jalna or other properties in the area of the site. Ditto with delivery vehicles. Riseley village does not have mains gas and oil deliveries to our property have sometimes been missed due to access issues caused by parked vehicles in Norton Road. It is almost inevitable that the property will further exacerbate this difficult access situation.

4. Access to the proposed property is on a blind corner with the access road (Norton Road) being a narrow lane (in part only a single car width) and no pavements. It is likely that the proposed property will cause further congestion on this blind corner, increasing the risk for residents and other road users. In this context it is worth noting that Norton Road is regularly used by children to access the playing fields on the Odiham Road.