

PLANNING REF : 253071
PROPERTY ADDRESS : Canberra Lake Way
:
: RG10 9DH
SUBMITTED BY : Mrs Gillian Lamb
DATE SUBMITTED : 05/01/2026

COMMENTS:

I am submitting a formal objection to the proposal due to its failure to comply with previously approved planning conditions and the significant harm it would cause to the residential amenity of neighboring properties. As per the points outlined below.

1. Non-Compliance with Local Design Guidelines

The proposal clusters affordable housing into a single area, contrary to WBC design guidelines, which require balanced integration of affordable units across developments. This undermines community cohesion and should be rejected.

2. Breach of Approved Conditions for Canberra Lake Way

The proposal violates conditions from the Canberra Lake Way approval, which required a green buffer zone to protect the privacy of properties at 8-12 and 22-26 Canberra Lake Way. This buffer was a key condition of the original approval and has not been implemented.

3. Harm to Residential Amenity

The positioning of Plot 1 will harm my property at 8 Canberra Lake Way by:

- Overlooking: Direct views into my garden and living spaces.
 - Overbearing Impact: Proximity and elevated topography create an oppressive enclosure.
 - Loss of Outlook: Open views replaced by an intrusive structure.
- These issues are worsened by the absence of the approved green buffer zone.

4. Significant Deviation from Approved Plans

The proposal deviates substantially from the original outline plan, with higher housing density and clustering of 75 homes into a smaller area. This overdevelopment risks future infill on remaining green space and should be treated as a new application, not a reserved matters submission.

5. Failure to Address Pedestrian Safety

The proposal omits the required pedestrian crossing on Park Lane, a condition of the original approval. This failure compromises highway safety and must be rectified.

In conclusion I urge the Council to reject this proposal or require a full redesign to ensure compliance with prior approvals, local guidelines, and safety standards.