

PLANNING REF : 261624
PROPERTY ADDRESS : Old Swan Cottage
: Old Swan Cottag Whistley Green, Reading, West Berkshire
: RG10 0DU
SUBMITTED BY : Mr Ken Dilley
DATE SUBMITTED : 21/07/2026

COMMENTS:

I strongly object to this application.

The developer has been submitting applications on this site for the last 18 months which have been refused by WBC and on appeal by the planning inspector. Concurrent with this application is another submission currently due for review by the planning inspector having been declined by WBC.

There is strong local objection to the development of this rural site which the developer continues to ignore. This application should be refused for the following reasons:

1. The site is of a rural nature, agricultural land in the countryside. More than this, it is adjacent to the Hurst area of Special Character. There are views from Hogmoor Lane across the site to the hamlet of Whistley Green which would be obscured by the used buildings.
2. Hogmoor Lane is a rural small lane which opens on to a network of footpaths and bridleways. It is totally unsuited for another access on to it due to lack of width, footpath and lighting.
3. Mention is made of the junction at the end of Hogmoor Lane which is narrow with inadequate visibility splays. This in itself was a reason for the decline of an historic planning application on this site.
4. Much comment and debate has taken place with regards to the setting of this site. It is surrounded by several listed buildings which add to the special nature of the site.
5. The lane floods in a wet winter - much discussion has been held on this topic with photographic evidence submitted in previous applications.

In short, the site is totally unsuitable for an urban development of any size. It is not an infill site, neither it is part of the WBC local plan. It is purely for commercial gain and has an insignificant effect on the WBC housing supply numbers.