

PLANNING REF : 260526
PROPERTY ADDRESS : Fairwinds
: School Hill, Wargrave, Berkshire
: RG10 8DY
SUBMITTED BY : Mr Peter David Walsh
DATE SUBMITTED : 26/07/2026

COMMENTS:

I wish to state at the outset that my family and I are broadly supportive of a replacement dwelling at Montana Cottage, School Hill, Wargrave, RG10 8DY, planning application 260526 (PP/14743022).

We welcome appropriate and safe residential redevelopment in Wargrave. However, having reviewed the recent Large Car Swept Path diagram and the Revised Proposed Site Layout, Floor Plans and Elevations submitted on 9th July 2026, we hold severe concerns regarding the proposed site layout, building setback, and access design along the eastern boundary of the site abutting the B477.

As residents living at Fairwinds directly opposite Montana Cottage, our daily experience is that School Hill is not the clear 5-metre carriageway depicted in the applicant's plans. Twice a day during school run peaks (08:30-09:00 and 14:45-15:15), the eastern side of the road outside and opposite Montana Cottage is fully lined with parked cars. This reduces the carriageway to a single narrow lane where traffic frequently grinds to a halt, with drivers performing hazardous turning and reversing maneuvers into nearby junctions like Harvest Place and Wyatt Close.

This daily congestion during school days will soon worsen. Management at the newly constructed Thames Wood House Care Home just down the same road have already admitted to local residents that their on-site parking provision is inadequate, and they have concern that staff and visitor overflow will spill out onto School Hill and it's neighbouring roads.

The proposed latest revised plans and layout fail to account for these real-world baseline conditions:

1) Inadequate Front Setback: By pushing the dwelling forward on the plot, the front driveway lacks the depth required for a functional turning head. Their own vehicle tracking diagrams show exiting cars swinging into the opposing lane space outside Fairwinds - space that is physically occupied by parked cars twice a day.

2) Unsafe Access Geometry: Replacing the established, angled southern access with two tight, 90-degree accesses directly onto a narrow, congested road doubles the conflict points right next to the junior school boundary, forcing drivers into hazardous unsafe reversing maneuvers onto the B477, near where children and parents will be walking to school.

Requested Modifications:

a) Push the house building line back by 3 to 4 metres: This modest adjustment would allow sufficient space for vehicles to turn within the plot and enter School Hill in a forward gear.

b) Retain the angled access geometry: Replicating the established southern entrance maintains critical visibility splays around stationary roadside vehicles and pedestrian traffic.

Shifting the house back a few metres resolves these highway safety risks entirely without compromising the applicant's ability to build a quality home. We respectfully ask the Local Planning Authority to require these adjustments before granting permission.