

PLANNING REF : 253113  
PROPERTY ADDRESS : 16 Nursery Gardens  
:  
: RG10 0GN  
SUBMITTED BY : Mr Mark Higgins  
DATE SUBMITTED : 27/01/2026

COMMENTS:

I am writing as resident of the neighbouring property at 16 Nursery Gardens to object to planning application 253113 on several significant material planning grounds.

I do acknowledge that the existing cottage has been allowed to deteriorate and an appropriate replacement scheme could benefit the area. However, the current proposals represent gross overdevelopment and are entirely out of character for this designated Area of Special Character. The proposal would cause severe and unacceptable harm to our residential amenity, particularly given our proximity to the proposed garage/car port and new tree planting.

Our objections are detailed below:

1. Gross Overdevelopment of the Main Dwelling and Plot  
Intensification

The proposed dwelling signifies a dramatic and unjustified escalation in scale that goes far beyond appropriate redevelopment.

The application appears to propose an increase from an existing dwelling of approximately 180 square metres to a substantial 580 square metres. This threefold increase is grossly excessive and disproportionate for the plot size, particularly when considering the numerous existing outbuildings and additional proposed garaging. The proposed dwelling would exceed the height of neighbouring properties. While the applicant states this would be "mitigated by the significant setback of the dwelling", the sheer increase in height makes it unduly prominent and dominant within the street scene, fundamentally altering the established character of the area.

The proposed quantum of development is completely out of keeping with the scale of properties in the immediate vicinity and the established pattern of development.

2. Unacceptable Impact of Proposed Garage/Car Port with  
Accommodation  
Above

The planning application's description and justification for the proposed garage/car port with accommodation above are misleading.

Paragraph 5.41 of the Planning Proposal states that "whilst the proposed garage would have some potential visibility from the rear boundary of no.17, its single storey height and overall scale would be as a typical incidental residential outbuilding ". This statement is demonstrably incorrect and misleading. The proposed structure would be approximately 6 metres high - double the existing garage height of approximately 3 metres This effectively makes it a two-storey building with accommodation above, which is far from a "typical incidental residential outbuilding." .

Even though our property at 16 Nursery Gardens is not as immediately

adjacent as No. 17, a 6-metre high structure of this bulk, positioned along the boundary with Nursery Gardens, will have a profound and adverse impact.

### 3. Harm to the Area of Special Character (AoSC)

Clear View Cottage is referenced as a "Heritage Asset" in the "Village Centre (Hurst)" Area of Special Character in the Wokingham Historic Environment Topic Paper Appendix C (2024), page 95.

The excessive scale, height, and massing of both the proposed dwelling and the 6-metre high garage/car port building are completely inappropriate for this designated area. The applicant's documents make no reference to the 'Area of Special Character' designation, despite it being clearly designated on the Council's Policy Map. This omission is concerning.

The proposal directly conflicts with Policy CP3 of the Core Strategy, which requires development to be of an "appropriate scale of activity, mass, layout, built form, height, materials and character to the area". Furthermore, it breaches MDD Local Plan Policy TB26, which requires proposals in AoSCs to "retain and enhance the traditional, historical, local and special character of the area and its setting". The proposed development would cause significant and demonstrable harm to these special characteristics.

### 4. Ecological Concerns and Impact of New Planting

The Hives Architects Design & Access Statement (p.14) outlines the "proposed planting of four native trees", including two specifically to the end of our garden. While ecological enhancements are generally welcome, the strategic placement of these new trees so close to our property will contribute to overshadowing, compounding the loss of light and amenity already anticipated from the proposed garage. This runs contrary to protecting residential amenity.

Furthermore, the proposal includes the "installation of bat and bird boxes on trees" (Hives Architects DAS, p.14). If these are placed in trees close to our boundary, without proper consideration, they could lead to issues such as noise, droppings, or further visual intrusion, negatively impacting our amenity and potential future use of the rear of our garden.

### 5. Unclear Site Usage (Commercial/Residential)

The property has historically been used, at least in part, for commercial or business office purposes, in addition to residential use (Hives Architects DAS, p.3 mentions a "large ancillary outbuilding used as an office, cinema room, bar and gym"). However, the Planning Proposal (3.1) states "There is no planning history recorded on the Council website for the site itself." This lack of clarity on formal planning history makes it difficult to ascertain the exact current and proposed uses. Given the extensive hardstanding, additional parking proposed at the front, extensive existing garaging (on the end of the office building and directly to the rear of properties like ours), and the new garage/car port, this seems excessive for purely residential use. As this is an application for residential redevelopment, clarity is requested on whether the

commercial/business office usage will continue alongside the residential use, and how this will impact the intensification of the site and the overall character of the Area of Special Character.

#### Conclusion

For the comprehensive reasons outlined above, we respectfully request that this application be refused. The proposals represent a gross overdevelopment of the main dwelling, with a misrepresented garage and overshadowing trees, in an Area of Special Character, without clarity on the continued commercial operation at the site.