

PLANNING REF : 261624
PROPERTY ADDRESS : Hogmoor Lane
: Hurst, Berkshire
: RG10 0DH
SUBMITTED BY : Mr J Lake
DATE SUBMITTED : 19/07/2026

COMMENTS:

Re: Permission in Principle Application 261624 for the Proposed Erection of a maximum of 2 no dwellings (or a minimum of 1 no dwelling), including formation of an Access from Hogmoor Lane

There have been I think three prior proposals on this site, two jected and one currently at appeal (6011047). This time it is for up to two properties, the number being smaller yet the reasons the Council should refuse remain largely the same however I will comment on this as a separate matter.

- This is not an infill site. This represents almost 100m gap between existing properties, not a small gap between existing properties. At the 1999 rejection, the inspector stated this is too big a gap to be considered infill.

- Any development on the site will be overbearing - the ground is at least 0.5-1.0m higher at that point on Hogmoor Lane, plus we have no guarantees with a PIP that we will see construction of house that seamlessly blend in with the other building in the area, specifically the Grade II listed building in the vicinity.

- Hogmoor Lane floods enough to be impassable at least every two years. There is no consideration for drainage in the proposal, which would be further limited on the field by development, and the drainage ditch is not within the proposed site boundary as indicated by the application.

- Hogmoor Lane is a quiet, single-track lane. The entrance is hazardous, the proposal suggest the Y turn can be redesigned but does not mention by whom. Even if this was possible, there is a storm drain and electrical/fiber substation on the island, which would likely mean significant cost to change.

As I mentioned at the start, we have seen several quickfire applications in the past 18 months, each one in ever-smaller chunks which are to my mind an attempt to gain a foothold on the site and eventually look to develop the whole field. I request that WBC again reject this application, especially as this is hot on the heels of the recent rejections on the same site.