

PLANNING REF : 253113
PROPERTY ADDRESS : 2 Nursery End
: Whistley Green
: RG10 0ED
SUBMITTED BY : Mrs Liz Bolton
DATE SUBMITTED : 15/01/2026

COMMENTS:

I was brought up in the existing house on this site and agree that it is more practical to replace rather than renovate it. However, this proposal is simply too large both for the width of the plot and to reflect the historical character and development of Whistley Green and Hurst.

It seems anachronistic to suggest that this is where a 'large manor-style dwelling' (Planning Statement, 5.29) would be situated in a historically rural setting. Like Hurst Lodge, Hurst House and Haines Hill today, the original Whistley Court Mansion was built in its own parkland and set apart from the settlement. Whistley Court Farm supported this manor house, its farmhouse and Whistley Green Farmhouse were, and remain, the dominant buildings in the immediate area. Farm and ancillary workers' cottages set around them. That historical rural relationship can still be read at present, even with organic development in between. The new properties at Valley Gardens are modern, yet the ones that border Whistley Green (road) were designed to reflect the proportions and design of the terraced cottages opposite.

The application does not acknowledge that the site and current house adjoin the Village Centre Hurst Area of Special Character (policy TB26). This is a non-designated heritage asset under the NPPF. There is also no reference to the supplementary planning document, A Design for Hurst.

Appendix C of the Historic Environment Topic Paper (2024) indicates that the existing Clear View Cottage is considered an 'undesignated heritage asset', as are both Whistley Green Farmhouse and Mayflower Barn (pp 94-5 and 98). This status means they have been found to 'positively contribute' to the Area of Special Character (AoSC). The main topic paper also allows that they could be reassessed as non-designated heritage assets (5.2.39). This suggests that it might have been better to engage a heritage specialist to assess the potential harm of a new proposal before completing the design.

I would like to be more constructive but must object to this application. The planning statement notes at 5.23 that this 'is a transitional plot in visual and character terms' which is a fair assessment. The site, alongside the Nursery Gardens development, is no longer within the AoSC although it perhaps should still be. However, either way, it does not square that a 'distinctive' new 'landmark building' (both 5.29) should be constructed where it will clearly disrupt the sense of place.