

PLANNING REF : 253071
PROPERTY ADDRESS : 19
: The Hawthorns Charvil, Reading
: RG10 9TS
SUBMITTED BY : Dr Graham Sewell
DATE SUBMITTED : 15/01/2026

COMMENTS:

Buffer Zone

I would like to see the green buffer zone on the north side of the development adjacent The Hawthorns to be at least 15 metres wide for the entire length, consistent with the existing buffer between no.1 The Hawthorns and the recently built homes in Canberra Lake Way

Existing properties on The Hawthorns have open 3 bar fences along the border with the proposed development. Some buffer is needed to preserve the existing look. Additionally, the buffer zone should be sufficient planted such that headlights of cars leaving the new driveways do not shine unimpeded into the rear gardens of The Hawthorns.

Also to maintain look and feel, it would be preferred if the proposed visitor parking spaces were moved to be adjacent the golf course where parked cars will not be in continuous view of The Hawthorns rear gardens.

Similarly, some sort of green buffer zone should be afforded to the adjacent homes on Canberra Lake Way, and I would suggest at least 15 meters here also.

Pedestrian Crossing

Regardless of whether this development goes ahead or not, a pedestrian crossing is needed on Park Lane for children attending Charvil Piggott Primary School. This really needs to be implemented as part of the development with increased traffic flow and an additional road junction in the vicinity.

Design and Layout

The proposed street views are rather uninspiring. The look and design of the houses from the exterior seems quite plain, inconsistent with homes in The Hawthorns and CLW. They are also densely packed and would ideally be more spaced out and on larger plots including the largest homes on the development. Larger plots would also allow for two parallel off road parking spaces on the driveway, at least for the bigger homes.

Contravention of existing planning approval

Existing development on the site currently contravenes planning applications 180212 and 152026 relating to the existing builders yard and entrance from Park Lane. These require that the builders yard be temporary, and returned to grazing land once the 25 homes which now comprise Canberra Lake Way (now fully occupied) were complete and furthermore that the entrance be a "timber field gate", rather than the metal mesh gates still there currently. The entrance itself should also be narrowed. This has never been enforced and so the current plans are being viewed from the perspective of there being an existing builders yard and wide entrance, where in fact it should be a green field with five bar gate and narrow entrance. Any future plans or approvals for this site should be put on hold until this

situation is resolved. Only once the site is restored can decisions be objectively made regarding future planning from the correct baseline.