

PLANNING REF : 252185
PROPERTY ADDRESS : Hill Cottage
: 8 Silverdale Road, Wargrave, Berkshire
: RG10 8EA
SUBMITTED BY : Mrs Melissa Kirker
DATE SUBMITTED : 04/11/2025

COMMENTS:

I fully endorse the objections and comments of Jo Hickman, Ian Kirker, Nicola Jordan, Griselda Truscott Wicks and Marcus Hickman relating to this Planning Application 252185, and the original Planning Application 222456.

I formally object to the Planning Application 252185 for the commercial development at Thames Wood House Care Home, School Hill, Wargrave on the basis that the proposed rooftop HVAC units, plant, ancillary equipment, and ductwork (not addressed or shown on elevation and plan drawings in the original planning application 222456) are a new addition to the development, which will obviously have additional negative detrimental impacts to us all and our properties, and to residents in the locality in terms of the visual level impact, noise intrusion and pollution affecting our wellbeing and enjoyment of our properties, and the increase in height line of this already oversized and overbearing industrial development.

The Mount was originally a residential family home, which was converted into a small and friendly residential care home caring for 37 residents, with a single storey extension at the rear, and with gardens at the rear behind Nos. 6 and 8 Silverdale Road. There was no visual intrusion or noise impact and pollution from unsightly and noisy rooftop HVAC units, plant, ancillary equipment, and ductwork.

The Mount has been replaced with an overbearing, over developed and oversized 65 bedroom unsightly commercial development, which is totally out of character for the residential locality in a quiet country village. The single storey extension has been replaced with a much larger and higher two storey overbearing building with outdoor balconies, including change of use on the east side. There has been no consideration for the neighbouring and local residents, and the enjoyment of their residential properties. The bulk and mass of the new development has had a detrimental and very negative impact on neighbouring properties adjacent to the site, and to properties in the locality with a huge impact on privacy, a complete change of outlook and view resulting in overlooking to existing adjacent properties, an overbearing impact on neighbouring properties, adverse impacts on the amenity of the area, an under supply of parking, and noise and light pollution. The building height dominates the surrounding properties and areas, contrary to the comments in Nexus's letter of 2 Dec 2022. The development is certainly not 'sensitive to the streetscape, the adjacent properties and the character and form of the area.'

Enough is enough, and we, our neighbours and local residents should not have to tolerate any more detrimental impact in terms of the additional unsightly visual intrusion, noise level impact and pollution, and increase in height line from the proposed rooftop HVAC plant and ancillary equipment and ductwork.

The unsightly industrial visual impact will detrimentally affect all of our outlooks, views and the enjoyment of our gardens and properties. The constant noise levels, vibrations and noise pollution will be a significant disturbance, and will impact our quality of life. There will be an adverse impact on all of us in the locality day and night, including our health and wellbeing. The noise impact will especially affect those of us working from home, studying, and those of us who are housebound.

I, too, request that Planning Application 252185 be refused, or that the Applicant be required to locate the HVAC plant and ancillary equipment at the south side of the building on the side walls or at ground level on the south side (enclosed within noise-reducing enclosures or housing).

The south side is far more suitable, as it is bordered by a screening of trees and vegetation, and a rarely used walkway. The north and east sides of the building on the other hand are unsuitable, due to the proximity to our garden and property, and to the gardens and properties of the adjacent residents in Silverdale Road and Beverley Gardens.

Thank you.