

PLANNING REF : 253071
PROPERTY ADDRESS : 8 Canberra Lake Charvil
: Reading, Berkshire
: RG10 9DH
SUBMITTED BY : Mr Rory Lamb
DATE SUBMITTED : 17/07/2026

COMMENTS:

This is my third objection to this proposal, reflective of the fact that Bellway's proposed plans have barely changed through each iteration.

For the applicate to claim that local residents concerns and feedback have been acted on is disengenous and a cynical attempt to persuade the planning authorities that these concerns have been addressed.

While some small amendments in the latest proposal are welcome, notably the footpath removal, the following remain significant concerns:

1. Impact on Residential Amenity arising from the proposed positioning and orientation of Plot 1: The applicant has continued to ignore the concerns raised during the previous two consultations. Plot 1, as proposed, is located unacceptably close to the rear of my property, presenting as a significantly overbaring presence and will fail the 25-degree test used to protect the daylight and amenity of neighboring properties.

2. Inadequate landscaping buffer. The latest designs have scarcely changed. The buffer as proposed has unquantified dimensions (a significant planning issue in itself) and using a rough scale from the supplied plans appears to be as narrow as 2.5m in parts. This is an entirely inadequate depth to provide any meaningful screening for adjacent properties, and is also insufficient to allow any planting to thrive due to the enclosed space and lack of sunlight.

The provided landscaping plans are also entirely inadequate, giving no details whatsoever of the proposed species, quantity and sizing that would be planed there - nor giving any assurance that these will be the evergreen species required to provide year-round screening.

3. Overdevelopment and Character of the Area: The proposed plans still feature a significant massing of high-density housing immediately bordering Canberra Lake Way, an area entirely characterised by detached houses. This fails to comply with local planning policy, which requires new developments to maintain appropriate consistency in character, density, and appearance with their surroundings.

4. Inadequate Parking Provision: The on-street parking provision is insufficient for a development of 75 houses. This shortfall will inevitably result in overflow parking on neighboring streets and in the East Park Farm car park, which is already operating at capacity

during school drop-off and weekend sporting fixtures.

5. Legal/Covenant Restrictions: The applicant's proposed plans contain 6 terraced homes. This is in violation of the restrictive

covenants within the title deeds for this land (ref. BK242352), which explicitly state that only detached and semi-detached houses may be built on this site.

6. Lack of adherence to planning policy regarding tenure blindness for affordable homes. By nature of all proposed smallest homes being 'affordable units', this immediately marks them out as being non-market value sales. By clustering these homes together further adds to their clear identification as such. These homes should be equally dispersed throughout the development to address this issue and to foster a more welcoming and integrated residential environment.