

PLANNING REF : 252257
PROPERTY ADDRESS : Warren House
: Scarletts Lane, Kiln Green, Berkshire
: RG10 9XD
SUBMITTED BY : Mr Simon Chapman
DATE SUBMITTED : 07/11/2025

COMMENTS:

I have to object to this planning application pending design revisions to make it more sympathetic to the rural hinterland of Hare Hatch where the Green Belt is at its most scenic and panoramic.

The developer appears to have focused almost exclusively on the impact of the proposed development at the northern front of the site, as viewed from the fast-flowing A4 Bath Road; but provides only scant, and sometimes misleading, analysis of the significantly greater impact on the Green Belt hinterland to the immediate south, east and west of the site, including Valued Landscapes such as the Bowsey Hill, Wargrave and Hare Hatch Farmed Chalk Slopes Areas of Special Character, which is of greater import to this area which is described in the Landscape Character Assessment as being "Distinctly rural farmed and estate character with irregular fields of varied size, woodland blocks and sparse settlement pattern of hamlets, villages and manors connected by leafy rural lanes; numerous mixed and deciduous woodlands providing valuable habitat; distinctiveness of the historic built form in the villages, farmsteads and manors; parkland landscapes and veteran trees of large Georgian and Victorian manor houses which contribute to the sense of place".

The proposed dwellings include several with a ridge height of 8.9m which would be visible from afar in this rural hinterland, thus detracting from this valued landscape. This ridge height is approximately 1.7m higher than the commercial structures which would be replaced. And they would be higher than similar dwellings in proximity. The developer seeks to draw comparisons with the ridge height of much larger and historic homes in the vicinity which sit proportionately within extensive grounds and are barely visible. This is not a valid comparison for what would effectively be an incongruous modern development of 19 homes on a relatively crowded 3.4 acre site.

Worse, these high-rise new homes would have dormer windows high in the roof, looking out across this landscape and adding light pollution to what is a dark sky. These would cause great disturbance to me and, I assume, other neighbours, as well as to others further afield in this open and beautiful tract of the Green Belt.

Houses of this type and density should be limited to a maximum of two storeys in height in this location, with no dormer or Velux windows to pollute this landscape.

Light pollution of the night sky is also guaranteed by the proposal to install 5m high lantern street lights internally in this development. Sufficient illumination can be provided via low-level bollard, gate and porch lights and I hope that no tall lanterns will be permitted.

Nor should permission be granted for the proposed footpath leading from the site to the dangerous Scarletts Lane/Milley Lane crossroads. There is no flood risk on the site or entrance to justify this emergency access/egress which even if locked will look attractive to burglars. In any event, no human or vehicular traffic should be routed to or from this busy, blind and dangerous junction.

This site needs many more mature trees as screening along all its hinterland boundaries if any new homes built there are to be of acceptable visual impact. Essentially the whole site, up to and including the highest windows, must be hidden from the adjacent valued landscapes.

Finally, on an important point of detail, this application wrongly describes Scarletts Lane as a cul-de-sac. Sadly, it isn't.