

PLANNING REF : 253071
PROPERTY ADDRESS : 8 Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Mr Rory Lamb
DATE SUBMITTED : 21/05/2026

COMMENTS:

While the applicant has made minor amendments to their plans since the original submission, a number of significant issues remain unaddressed:

1. Impact on Residential Amenity arising from the proposed positioning and orientation of Plot 1: The applicant has failed to address the concerns raised during the previous consultation. The current design will still fail the 25-degree test used to protect the daylight and amenity of neighboring properties (in this case mine). Furthermore, because it is positioned too close to my rear boundary fence, the upstairs windows will directly overlook my property, resulting in an unacceptable loss of privacy.

2. Inadequate Landscaping Buffer: The landscaping plan lacks specific dimensions for the buffer between the development and Canberra Lake Way. A clear specification should be mandatory for any approval. The proposed 'minimum 2.5m' depth is a token gesture and is not fit for purpose - it is too narrow to allow trees and planting to flourish due to the lack of sunlight caused by fences on either side.

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. Safety and Security (Proposed Footpath): The proposed footpath between the development and Canberra Lake Way serves no practical purpose as a shortcut to local services. Instead, it creates a vulnerability in the security of both developments. This concern has been highlighted by the earlier assessment from Thames Valley Police.

5. 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.

6. 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.

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