

PLANNING REF : 253074
SUBMITTED BY : Mr Duncan Kendall
DATE SUBMITTED : 28/01/2026
PROPERTY ADDRESS : Tape Lane

: Hurst
: RG10 0DP

COMMENTS:

Planning Application 253074 - Land adjacent to School Road and Orchard Road Hurst Reading

Duncan Kendall
Tape Lane, Hurst RG10 0DP
28th January 2026

I am writing to OBJECT to this application for approval of reserved matters which are inappropriate or ill-considered for this sensitive location in the village.

The design and style of the buildings do not reflect the local character of the village. The lack of diversity across the estate, including excessive use of dark materials (weatherboarding, doors, window frames and garage doors. There are no brick patterns included in the design, which are typical of the local style and used extensively on brick properties in the village.

The properties along School Road are situated too close to the edge of the development. School Road can be busy at times, especially at the start and end of the school day. The proximity of these properties to the road is likely to cause privacy and noise issues for the residents.

The lack of detail about the public access car park and its future management make it difficult to have any opinion on this, and the applicant should provide much more information regarding this.

The drainage strategy seems overly simplistic and optimistic, relying on on-site soakaways and infiltration. Given the high water table and local knowledge, it is inevitable that there will be uncontrolled surface runoff into existing ditches and/or drains, all of which are at, or close to, maximum capacity, and are often overwhelmed during prolonged periods of rain. This will inevitably cause issues for residents and locations downstream from this site.

In conclusion, I assert that this application is inadequate and inappropriate for the reasons above and I urge the council to REFUSE the application.

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