

PLANNING REF : 253074
PROPERTY ADDRESS : 1 Nursery Close
: Hurst, Berks
: RG100EQ
SUBMITTED BY : Mr Jim Fife
DATE SUBMITTED : 17/01/2026

COMMENTS:

Design & Materials

The applicant's Design Statement provides an adequate overview of Hurst's key character features; however, these have not been reflected in the proposal itself.

The visual impact of the scheme would be dominated by an overuse of s late-grey weatherboarding, further emphasised by anthracite-coloured windows and doors.

The proposed brickwork lacks variety, with no changes in colour, texture, or pattern to add interest.

Overall, there is a notable absence of material diversity or any meaningful reference to the established palette found within Hurst.

In short, the development reflects the very outcome residents feared: a generic, suburban uniformity that sits uneasily with the distinctive rural character of the village.

Site Layout

The dwellings along School Road are positioned far too close to the highway and do not reflect the established building line or spacing of neighbouring properties.

Drainage

The applicant's drainage strategy appears impractical, particularly with regard to Hatchgate Ditch, which is already constrained and unlikely to accommodate additional runoff. The proposals should be reconsidered in light of the latest data and assessments held by Wokingham Borough Council and the Environment Agency.