

PLANNING REF : 253074
PROPERTY ADDRESS : 3 Hurst
: Reading, Berkshire
: RG10 0SF
SUBMITTED BY : Mrs Susan Salter
DATE SUBMITTED : 18/04/2026

COMMENTS:

All comments from previous applications remain fully applicable, and I strongly and unequivocally object to this proposal.

The residents of Martineau Lane, particularly those backing onto School Road, are disproportionately and unfairly impacted by this development. The introduction of an access road directly behind our properties will result in a severe and unacceptable increase in noise, disturbance, and loss of privacy. The removal of established, mature trees currently providing essential screening will expose our homes and gardens, causing significant harm to residential amenity. This loss also represents a needless destruction of established wildlife habitat.

The so-called revised plans fail to resolve fundamental issues and remain wholly inadequate. Of particular concern is the drainage strategy, which appears insufficient and poorly considered. There is a clear and foreseeable risk that surface water runoff will increase toward School Road and surrounding areas, including Sawpit Lane, Martineau Lane, and Tape Lane. This issue has not been properly addressed and poses a potential long-term risk to existing residents.

The proposed access road is entirely inappropriate in its current location. The Planning Committee should be under no illusion as to the reality of traffic conditions and is strongly urged to conduct a site visit during school drop-off and pick-up times. At these peak periods, School Road is already heavily congested and operating beyond a safe capacity.

The application misleadingly promotes the inclusion of a new school car park while failing to properly account for the loss of existing, heavily relied-upon informal parking. The construction of the access road will remove approximately seven parking spaces (when allowing for necessary safety clearances), reducing the actual benefit to a negligible gain of around four spaces. This is wholly inadequate and does not justify the disruption caused.

A far more logical and safer alternative would be to relocate the access road to Orchard Road as in the original plans. This option would:

- Preserve existing parking arrangements on School Road
- Deliver the full benefit of approximately 11 additional parking spaces
- Direct traffic onto a quieter, more suitable road, thereby significantly reducing safety risks

The current proposal represents poor planning, placing unnecessary strain on an already congested road while failing to deliver meaningful improvements. Residents on Orchard Road are also already

heavily screened and set back from the road. This would not impact their privacy as much as on School Road will impact the residents of Martineau.

The removal of mature boundary trees will have a profound and damaging impact on residents' quality of life on Martineau Lane. These trees are not incidental; they are critical to maintaining privacy, visual amenity, and environmental balance. Their loss will result in direct overlooking, increased noise, and a permanent degradation of the character of the area.

In its current form, this application is fundamentally flawed. It fails to adequately mitigate its impacts, fails to protect existing residents, and fails to provide a safe and practical solution to access and parking.

It should be refused.

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