

PLANNING REF : 261132
PROPERTY ADDRESS : 30 Park View Drive South
: Charvil, Wokingham
: RG10 9QX
SUBMITTED BY : Charvil Parish Council
DATE SUBMITTED : 22/06/2026

COMMENTS:

Charvil Parish Council would like to object to this application on the following grounds:

1. Location. The site is outside of the settlement limits of Charvil, in the "green gap" between Woodley and Charvil. It is fully visible from Beggars Hill Road, and any development would fundamentally change the character of the area from open fields and gardens to a much more built up form. This is contrary to CP 9, CP11, and Policy Charvil 3,4 and 8. The site will be accessible from Waingels Road, a bendy road with a narrow footpath on the northern side of the highway. Most day to day services are too far away from the site, and pedestrian access sufficiently poor to suggest that

anything but the private car would be used regularly, and this is contrary to CP1, and CP6, and Policy Charvil 11. A previous application on this site for a single dwelling was dismissed on appeal because it would be contrary to CP1, CP2, CP3, CP6, CP9, CP11 and CP 17. While only the policies regarding location, current land use and amount of development are material for this application, it is clear that the inspector did not feel this was a suitable location for development, and that development here would be very damaging to the character of the wider area and would eat into the green gap

between settlements.

2. Current Land Use. The site is in the open countryside, and is a mixture of paddocks and private gardens. These all constitute land that has not been previously developed, and as such, this is not a suitable land type for development.

3. Amount of development suggested.

As previously stated, the inspector refused one dwelling in one of the paddocks on the grounds of changing the character; four to six dwellings would cause even more harm, and would be out of keeping with this corner of the countryside, and would not be sustainable in terms of supporting active travel.