

PLANNING REF : 243229
PROPERTY ADDRESS : Council Office
: Pavilion, Recreation Road, Wargrave, Wokingham
: RG10 8BG
SUBMITTED BY : Wargrave Parish Council
DATE SUBMITTED : 18/02/2025

COMMENTS:

Wargrave Parish Council objects to this application due to the following:

- The height of the proposed dwelling on plot 1 is higher than both of the existing neighbouring properties and therefore represents a bulk and mass that is out of keeping with the established street scene.
- The proposal does not appear to have sufficient residential amenity space provided for each property.
- The access arrangements to and from the highway appears inadequate to the detriment of highway safety.

It was also noted that:

- An affordable housing provision on site should be sought.
- The proposal does not appear to have considered the potential impact upon the commercial activities of the adjacent shop, which is a valuable community asset, in particular potential impacts upon loading/unloading.
- If approved, appropriate conditions are requested in relation to a traffic management plan during the construction phase to minimise disruption to the wider community and in view of the restrictive width of the adjacent highway.