

PLANNING REF : 251621
PROPERTY ADDRESS : 18 Park Avenue
: Wokingham
: RG40 2AJ
SUBMITTED BY : Mrs Helen Thomas
DATE SUBMITTED : 01/12/2025

COMMENTS:

Having reviewed the plans, and considering the significant impact this development would have on our community, I wish to raise several serious concerns that I believe warrant the refusal of this application.

My objections are as follows:

Overbearing nature and lack of sympathetic design:

The proposed development, with its significant number of storeys, is entirely out of character with the surrounding properties. The existing street scene comprises predominantly two-storey period terrace and low-rise residential buildings. The proposed height and massing would be visually dominant and create an overbearing presence, negatively impacting the amenity and outlook of neighbouring residents.

Furthermore, the design of the proposed buildings demonstrates a complete disregard for the architectural heritage of the area. This site previously housed beautiful period properties, which were regrettably destroyed via a Compulsory Purchase Order (CPO). The current proposal fails to incorporate any period design elements or sympathetic architectural features that would integrate it into the existing urban fabric. Instead, it presents a starkly modern and incongruous design that would detract significantly from the local distinctiveness and character.

Serious road safety concerns on Wellington Road:

The plans indicate that refuse trucks will be required to reverse onto the busy Wellington Road for waste collection. Wellington Road is a high-traffic thoroughfare, frequently used by vehicles, pedestrians, and cyclists. Requiring large commercial vehicles to reverse onto such a busy road presents an unacceptable and significant risk to public safety. This manoeuvre would inevitably disrupt traffic flow, create blind spots, and substantially increase the likelihood of accidents involving vehicles, pedestrians, and particularly vulnerable road users such as children and the elderly. Adequate and safe access for service vehicles must be a fundamental requirement of any development, and the current proposal clearly fails to meet this standard.

Existing local housing provision and unjustified need for this development:

It is important to question the necessity of this specific development, particularly given the recent and substantial housing developments already completed in the immediate vicinity, such as those opposite the leisure centre. These new properties should be capable of addressing any identified local housing need. The cumulative impact of multiple large-scale developments in a

concentrated area places undue strain on local infrastructure, services, and the character of the neighbourhood. Before approving further significant developments, the Council should demonstrate why existing or recently completed housing stock cannot meet current demands, thereby justifying the negative impacts of this proposal.

Disregard for public consultation feedback:

It is highly concerning that the revised plans do not appear to reflect any of the substantive comments and objections raised during the public consultation period. Many residents dedicated time and effort to provide constructive feedback on the initial proposals. The apparent failure to incorporate or address these legitimate community concerns in the revised submission suggests a lack of genuine engagement and a disregard for the views of those most affected by this development. This undermines the purpose of the consultation process and erodes public trust.

In conclusion, the proposed development is inappropriate due to its overbearing nature and unsympathetic design, the severe road safety risks it poses on Wellington Road, the questionable necessity given existing housing provision and the apparent failure to address valid public concerns. I hope that the council carefully considers these points and refuses planning permission for application 251621.