

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

COMMENTS:

I wish to formally object to planning application 251621. My concerns, which I believe warrant refusal, are as follows:

Severe road safety risk on Wellington Road: The plan for refuse trucks to reverse onto the busy Wellington Road poses a significant and unacceptable risk to public safety. This manoeuvre on a high-traffic thoroughfare, used by vehicles, pedestrians, and cyclists, will inevitably increase the likelihood of serious accidents.

Overbearing and incongruous design: The proposed development's height and massing are entirely out of character with the predominantly two-storey properties in the area, creating an overbearing presence. Its starkly modern design shows a complete disregard for the site's history, where beautiful period properties were lost via CPO, and fails to integrate sympathetically with the local architectural heritage.

Unjustified need and existing housing provision: Given the recent and substantial housing developments already completed nearby (e.g., opposite the Carnival centre), the necessity of this specific development is questionable. These existing properties should meet local housing needs, and further large-scale development here places undue strain on local infrastructure.

Disregard for public consultation: It is highly concerning that the revised plans show no alterations reflecting the substantive comments and objections raised during the initial public consultation. This demonstrates a lack of genuine engagement and undermines the consultation process.

In conclusion, the proposed development is inappropriate due to its overbearing and unsympathetic design, the severe road safety risks on Wellington Road, the questionable need given existing housing, and the failure to address public concerns.