

PLANNING REF : 250543
PROPERTY ADDRESS : Williamson Close
: Wokingham, Berkshire
: RG41 5RY
SUBMITTED BY : Mr S Sharma
DATE SUBMITTED : 30/03/2025

COMMENTS:

I wish to register my strong objection to the planning application [250543] concerning the proposed development at [Unit 4, Winnersh Fields Gazelle Close Winnersh Wokingham RG41 5QS]. I am also deeply concerned regarding the lack of adequate public consultation with residents within a one-mile radius of the site. This application, in my assessment, contravenes both local and national planning policies. My specific objections are detailed below:

1. Adverse Impact on Residential Amenity: The proposed development's scale and intended continuous use, including early morning and late evening activities, will significantly diminish the residential amenity of neighbouring properties. This creates an overbearing presence, negatively impacting the peaceful enjoyment of their homes.

2. Inadequate Parking and Traffic Congestion: The application fails to provide sufficient on-site parking. This will inevitably result in substantial overspill onto neighbouring residential streets during functions and religious festivals, causing significant disruption.

The anticipated increase in traffic volume will exacerbate existing congestion on Reading Road and the Showcase Cinema roundabout, particularly during peak hours. This will negatively affect residents of Cavendish Gardens, Greenacres Avenue, Albany Park Drive, and Arbor Lane, who already experience significant delays.

The site appears unduly cramped for the proposed use, leading to inadequate car parking spaces.

3. Proximity to Existing Community Facility: The proposed development's proximity to the already permitted Sikh Community Centre raises concerns regarding the concentration of community facilities in a residential area, potentially leading to increased traffic and noise.

4. Health and Safety Concerns: The building plan, with its multipurpose halls and limited toilet facilities (one male and one female per floor), raises serious health and safety concerns, especially during large gatherings such as marriages and cultural festivals. The proposed gym further adds to the potential strain on these limited facilities.

5. Noise Pollution: The potential use of loudspeakers for the call to prayer (adhan) will contribute to existing noise pollution in the area, which is already affected by nearby motorways and a train line. The increased noise levels and disturbance associated with the proposed activities are unacceptable in a residential setting.

6. Redundancy of Facility: The existing mosques in neighbouring

Woodley and Reading provide adequate facilities for the local Muslim community. The argument for a mosque in close proximity to residents' homes does not justify the negative impacts of this development on the surrounding residential area.

Alternative plans should be considered, like including a mosque as part of new large-scale developments, if deemed required.

7. Local Infrastructure Priorities: Wokingham Borough Council should prioritize addressing the critical need for affordable housing and local job creation. This application does not contribute to these essential priorities.

8. Environmental and Ecological Concerns: I am concerned about the increased amount of poorly parked cars on neighbouring roads, and the lack of respect for residents that this implies.

9. Precedent of Refusal: The Wokingham Borough Council's recent refusal of a similar application for an education centre at this location sets a precedent that should be applied to this application.

10. Incompatibility with Residential Character: The proposed mosque is inconsistent with the prevailing character of the residential area and will negatively impact its established aesthetic.

11. Policy Considerations: This application appears to conflict with relevant local and national planning policies regarding residential amenities, traffic management, and sustainable development. I urge the planning authority to thoroughly assess these conflicts.

I respectfully request that the planning authority carefully consider these objections and refuse this application.