

PLANNING REF : 251621
PROPERTY ADDRESS : Park Avenue
: Wokingham, Berkshire
: RG40 2AJ
SUBMITTED BY : Mrs Nancy Heighway
DATE SUBMITTED : 26/08/2025

COMMENTS:

I strongly object to the proposed development on the grounds that its scale, design, and parking provision are fundamentally at odds with Wokingham Borough Council's Town Centre Masterplan and adopted planning policies.

The scheme represents clear overdevelopment of the site, with a massing and intensity that is inappropriate for the surrounding context.

The proposed development significantly exceeds the height of all surrounding properties, which are uniformly two storeys. This stark contrast in scale would create a visually intrusive structure that dominates the streetscape and undermines the established character of the neighbourhood.

It poses a serious threat to residential amenity through loss of privacy, overshadowing, and increased noise. The limited parking provision is wholly inadequate for the number of units proposed, and will inevitably lead to overspill onto neighbouring streets, worsening congestion and compromising safety particularly at the already hazardous junction of Park Road and Wellington Road.

I also strongly object to the proposed removal of a TPO protected tree, as well as the loss of valuable green space.

These issues demonstrate that the proposal is not only unsuitable for its location, but also detrimental to the character, infrastructure, and wellbeing of the local community.