

PLANNING REF : 242066
PROPERTY ADDRESS : 10 Longmoor House
: Norton Road, Wokingham, Berkshire
: RG402BD
SUBMITTED BY : Miss Lynne Fagents
DATE SUBMITTED : 13/04/2025

COMMENTS:

Further to my previous objection the modified application appears to have not have address the major concern previously raised. I would like to state again my strong objection to planning application of the proposed additional 2 stories on Ascot House development on Finchampstead road as per planning application 242066. The modified plan does not address the below issues fully and seem like the developers have yet again done the minimum to get the plan through and have little regard for the impact on the existing residents. Consequently I vehemently oppose any further development and will reiterate here it is due to the following reasons;

Privacy, overlooking, overbearing

As a resident of Longmoor house in Norton road, I am in close proximity to Ascot House and the increased height would have a extremely negative impact on existing Ascot House, Kendrick road, Longmoor house and Norton road locations. As can be seen in accompanying photo from my living space especially the lounge, patio and garden, the development will be extremely intrusive and a direct invasion and violation of my personal privacy in these area. It will restrict free movements in my house and garden, cause personal duress and have a psychological impact on the quality of my daily lives. Two of the current flats overlook my living area and garden, I do not believe that the eyeline studies and removing one balcony has solved the issues that will be created by adding two further stories.

The building will be substantially imposing with phycological impact, towering in height over our building and be visually overbearing in stature with loss of clear sky and light. Due to the falling slope aspect up to its position on Finchampstead road, it lays in a higher position that the residential streets and area behind it to the east, north and south. Consequently, it will significantly visually dominate the skyline views in not just Norton Road but other surrounding roads including Kendrick close, Carey road, and also visually intrude into the 'conservation area' of Denmark street and Langborough road. On examination of the developer plans the slope angle is not accurately represented and the true impact on the skyline downhill of it is masked and ambiguous. I request that it be made public who has attended the site (planners, local and borough councilors and representatives) to assess design issues and see the views from resident's houses and that any comments be made available to the public.

Traffic, roadside congestion and parking

The area is off a busy roundabout which already suffers from considerable traffic and roadside congestion, idling traffic and lack of parking spaces. The area is very busy at and can be difficult for safe pedestrian crossing. It will adds to air quality

issues and subsequently potential health issues for those in close proximity including asthma. I request consideration of a new traffic survey/ air monitoring survey is undertaken to as car travel levels have now increased in line with post covid return to workplace policies. In addition, there also seems to be a lack of clarity on EV provision which gives little alternative for residents not to have combustion engine option. The new proposal removes a disabled parking space which infringes on the rights of disabled residents current and future.

The plan does not seem to have accurate measurements where the additional parking spaces for the 10 extra dwelling will be accommodated. The extra dwellings will it push Ascot House residents and visitors onto surrounding roads and put further pressure on existing facilities. As it is Norton road has significant parking issues with town centre users taking up road parking to evade parking fees and this has led to blocking of roads and multiple times the entrances itself to Longmoor houses car park as well as just directly using of the car parking spaces allotted to residents. Parking officers state this is out of their jurisdiction and there is parking on corners, and both sides of entrance of Norton road blocking entrance preventing deliveries, refuse collection on numerous occasions and ambulance access. Longmoor House has a high risk elderly disabled resident with high medical needs and requires 24hr access and three of us have official physical and medical disabilities.

The developer has previously suggested solution to Carey road which has same parking problem that it could install parking permit systems. The developers should take accountability for the impact the additional dwelling will have on surrounding roads to assess within the context of overall local capacity, not to propose a system which restricts other residents and transfers responsibility to them and the council both having to bear the cost of its implementation.

The existing parking spaces for development are already tight in space and means that extra maneuvering required and longer time spent in the area and subsequently more noise, exhaust emissions reducing local air quality in this area including adjacent back gardens/resident open windows. Existing hedging is inadequate to create effective noise barriers. I also believe that the measurements expressed are not correct in the proposed plan.

Lack of consultation/ incorrect procedure and plans

They have not engaged in continual community consultation as per original statement of community involvement or even attempted to consult with the new residents so are not living up to their stated obligations. The existing residents of Ascot house have not been consulted and did not purchase the flats believing that further development would occur reducing light etc. As was apparent in the consultation meeting with the developers Klara Ascot Homes in 2021 where in the zoom meeting which I attended they failed to consider, answer or address the impact on surrounding residents, it appears that the developer continue to disregard the previously stated views and psychological impact of the increase in height and addition of additional 10 dwelling will have on the residents and the

surrounding area. Since then they have not engaged in continual community consultation or even attempted to consult with the new residents so are not living up to their stated obligations.

It is noteworthy that despite previously being overturned by the council that the support structure for the additional levels was prebuilt into the development, which seems to show improper process as is not shown on the flat drawings as stated by current Ascot House Resident Lee Furego. I would go so far as to suggest that this shows contempt for the residents and the council's decisions and an arrogance that they will get their way if they just keep pushing making minor conciliatory changes and wearing down residents' spirits and taking little notice of planners or councilors' rules.

Poor management/service provision

Further it appears from other objections lodged that the existing Ascot house residents are not getting service level agreements the developer promised with flooding, roof leaks, lack of facilities, correct plans provided both in flats layout and parking areas which suggests that they have misrepresented themselves or are not providing the correct standard of service level agreements. One of these areas is poor waste management where bins have been positioned on the back fence and not completed to agreed service levels which has also impacted residents of Norton road and Longmoor House with odour and increased vermin activity at Longmoor house. The appearance of the brickwork outside shows notable signs of effervescence which I would urge should be examined by a professional to diagnose and address as this is extremely unlikely to be a natural process when evident 4 years after construction and rather a sign of moisture problems. This is a potential safety hazard for current residents including causing structural damage over time.

Non Adherence to local plans

The minor alterations of the new proposal do not address the issue that the development falls short of consideration of local planning and policy. It doesn't conform to provision requirements as stated in the local plan in relation to mix and type of housing. Plus the lack of provision of any social or even seemingly accessible housing which is required for a major development according to Wokingham Town Centre Plan. There is also no evidence of any Suitable Alternate Natural Greenspace (SANG) land provision as shown to be both in local and national policy including being part of the Thames Basin Heath Mitigation Plan.

It does not show aesthetic consideration which is sympathetic of character as shown in the surrounding Elms Park developments. The building proposal design is visually ugly, bulky boxy with proposed pitched roof and not pleasing to the eye or sympathetic to its position as an entrance point into Wokingham town a place known for its Architectural merit and the high aesthetic building standard shown in surrounding area. Its design is not in keeping with the local area or at the entry position into the town of heritage value. I would therefore request that the heritage value is assessed more formally.

I strongly urge you to consider rejecting this application based impact on residents, local area heritage and the environment, lack of compliance, not adhering to local and national policies, misleading and incorrect planning documents. They have not engaged in continual community consultation or even attempted to consult with the new residents so are not living up to their stated obligations.

In summary I strongly object to the planning proposal and urge the planning committee to consider the proposal in relation to the above stated areas of concern.

3 Photos were submitted with my previous objection and uploaded onto the portal which i urge you to look at to understand the impact.

View from lounge

View from patio

View from garden